



# Insight Home Inspections

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Inspected By: Brandon Gladue



## Home Inspection Report

Prepared For:

**Pedro Gonzalez**

Property Address:

**8195 North Park Dr**

**Riverside , CA 92508**

Inspected on Wed, Oct 17 2018 at 2:14 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Property Type:	Single Family
Stories:	Two
Approximate Age:	15 Years
Age Based On:	Listing
Bedrooms/Baths:	4/3
Door Faces:	East
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyers Agent

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Growing Against Structure, Generally Maintained Condition: Repair or Replace



### Comment 1:

Palms in front of property are within 6 feet of structure and growing against structure. This may lead to structural damage. Recommend removing larger palms and trimming away from structure.

(Site continued)



Figure 1-1



Figure 1-2

Retaining Walls:

Not Present

Driveway:

Concrete

Condition: Satisfactory

Walkways:

Concrete

Condition: Satisfactory



Comment 2:

Slight crack in in entryway concrete. This may shift and become a trip hazard in future. Recommend repair.

(Site continued)



Figure 2-1

Steps/Stoops:	Not Present
Patios/Decks:	Concrete
	Condition: Satisfactory



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Comment 3:  
Both side gates are not functioning properly due to natural break down of material.  
Recommend repair.

(Site continued)

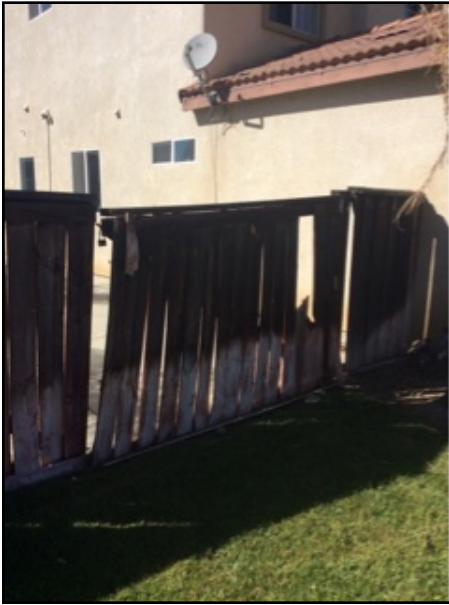


Figure 3-1



Figure 3-2



Figure 3-3

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Stucco

Condition: Marginal



Comment 4:

Multiple areas of cracked and failing stucco. Does not appear to be structural. Recommend repair to prevent water intrusion.



Figure 4-1



Figure 4-2

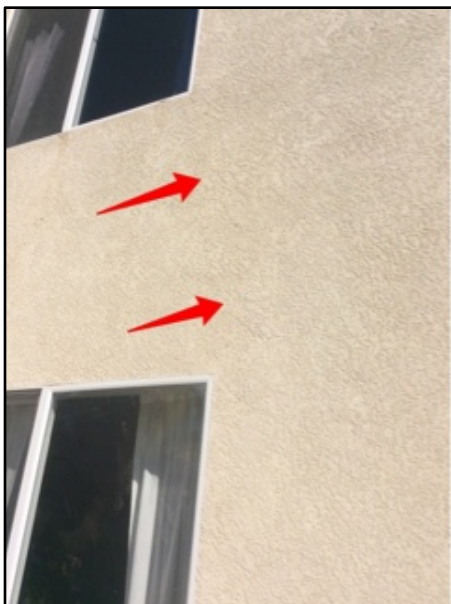


Figure 4-3

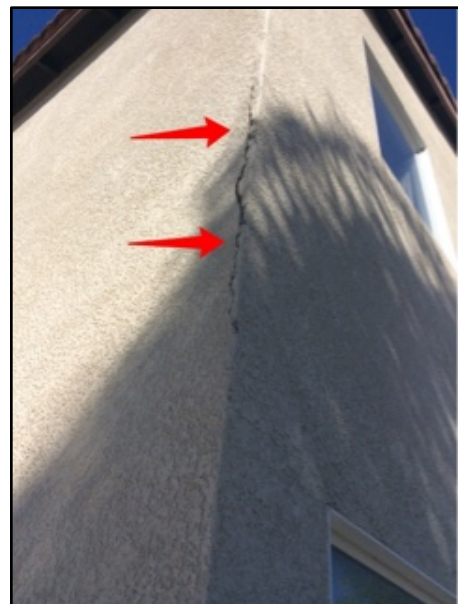


Figure 4-4



(Exterior continued)



Figure 4-5



Comment 5:



Figure 5-1

(Exterior continued)



Comment 6:



Figure 6-1

Exterior Trim Material:

Stucco over Foam

Condition: Repair or Replace



Comment 7:

Exposed foam from failing stucco. Recommend repairing to prevent water intrusion.



Figure 7-1

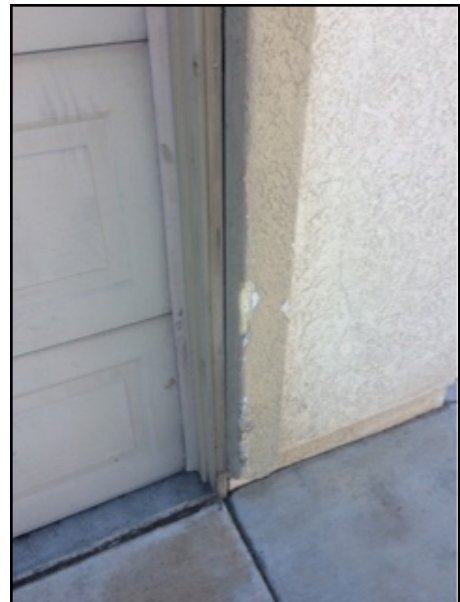


Figure 7-2

(Exterior continued)

Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Wood, Vinyl Condition: Satisfactory
Balconies:	Not Present
Railings:	Not Present

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	Clay Barrel Tile Condition: Satisfactory



### Comment 8:

Improper end tile. Separation in tile will allow moisture to penetrate into wood fascia. Recommend replacement.



Figure 8-1

(Roofing continued)

Approximate Roof Age:	15 Years
Ventilation Present:	Roof, Soffit, Gable Ends Condition: Satisfactory
Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney :	Wood Frame Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Not Present

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab Condition: Satisfactory
Subflooring:	Not Present
Wall Structure:	Wood Frame Condition: Satisfactory

## Garage

Garage Type:	Attached
	Condition: Marginal
Garage Size:	2 Car
Door Opener:	Screw Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	Lithium Battery Type
	Condition: Satisfactory

(Electrical continued)

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Comment 9:  
Labels are needed for all breakers.



Figure 9-1



Comment 10:  
Multiple outlets are missing face plates. This exposes "hot" connections.  
Recommend repair.

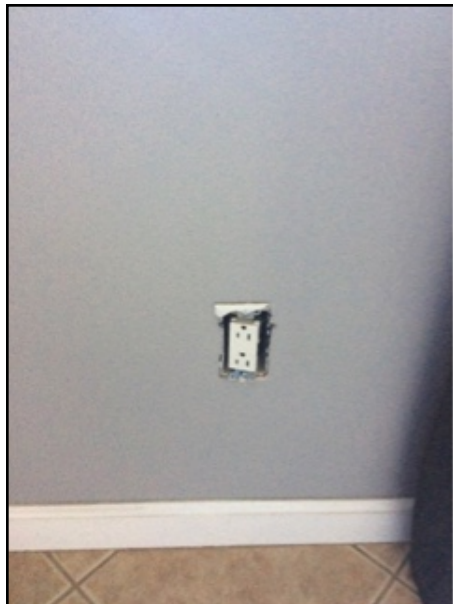


Figure 10-1



Figure 10-2

(Electrical continued)



**Comment 11:**

Recommend proper junction box for sprinkler wire. Wires need to be mounted properly.



Figure 11-1

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

Supply Pipe Material:

Copper, PEX

Condition: Satisfactory

(Plumbing continued)



Comment 12:  
Pex supply lines are running through attic space.

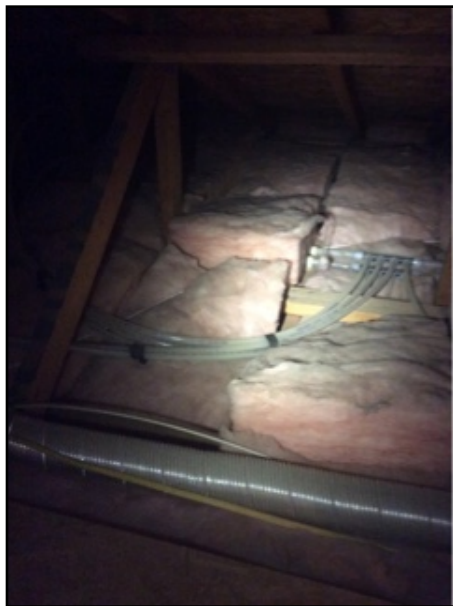


Figure 12-1

Location of Main Water Shutoff:	Exterior
Sewer System:	Public
Waste Pipe Material:	ABS Plastic
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter



(Plumbing continued)

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Comment 13:  
Water pressure is satisfactory at 55 psi.



Figure 13-1



Comment 14:  
Hose bib valve is leaking when opened under pressure. Recommend replacing.



Figure 14-1

(Plumbing continued)

## Water Heater

Manufacturer:	Bradford White
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	3 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment
Seismic Straps Installed:	Yes
	Condition: Satisfactory

## HVAC

HVAC System Type: Central Split System



Comment 15:



Figure 15-1

(HVAC continued)



**Comment 16:**

Yellow water drips from vents typically indicate condensation drainage stoppage or multiple issues caused by a clogged air filter. Recommend further evaluation and service by a HVAC technician.



Figure 16-1

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Forced Air
	Condition: Further Evaluation Required
Manufacturer:	Lennox
Heating Fuel:	Gas
	Condition: Further Evaluation Required

(Heating continued)



Comment 17:  
Possible slight gas leak at supply line. Recommend further evaluation.



Figure 17-1

Approximate Age:

15 Years

Filter Type:

Disposable

Condition: Repair or Replace



Comment 18:  
Air return filter is extremely dirty and needs to be replaced. Recommend replacing filter every 3-6 months.

(Heating continued)

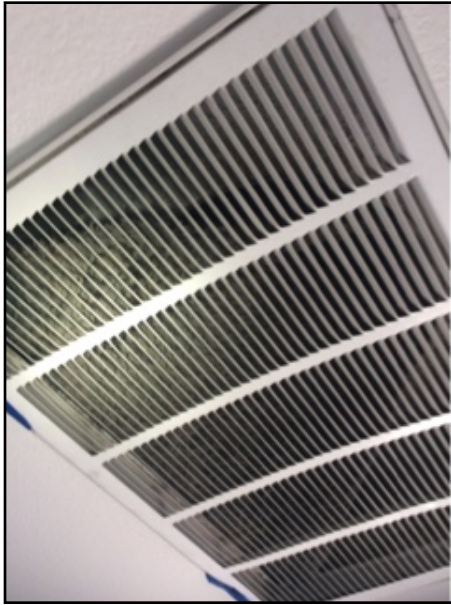


Figure 18-1

Output Temperature:	92 Degrees
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Lennox
Condensor Size:	60,000 BTU (5 Tons)
Condenser Approximate Age:	16 Years
Expansion Coil Make:	All Style
Expansion Coil Size:	60,000 BTU (5 Tons)

(Cooling continued)

Expansion Coil Approximate Age:	15 Years
Condensate Drainage:	To Exterior
	Condition: Further Evaluation Required
AC Supply Air Temp:	58
AC Return Air Temp:	72

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**Comment 19:**

Wiring in condenser indicates motor has been replaced or a "quick start" may have been installed. Recommend further evaluation.



Figure 19-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile  
Condition: Satisfactory

Walls: Textured Over Drywall  
Condition: Satisfactory

Window Types: Single Hung, Sliders, Fixed  
Condition: Satisfactory



Comment 20:

Single hung window in upstairs bedroom is not staying open. Recommend repair.



Figure 20-1

Window Materials: Vinyl

Entry Door Types: Sliding, Hinged  
Condition: Satisfactory

Entry Door Materials: Wood, Vinyl

Interior Door Materials: Wood

Fireplace: Gas Burning, Wood Burning  
Condition: Repair or Replace

(Interior continued)



Comment 21:  
Fire place door is off hinge. Recommend repair.



Figure 21-1



Comment 22:  
Fire sprinkler in pantry is taped up.

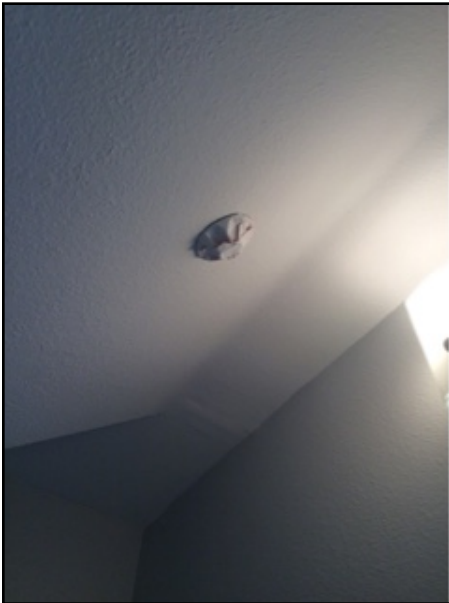


Figure 22-1



(Interior continued)



**Comment 23:**

Ceiling patch in kitchen indicates previous leak from above shower. Moisture not present at time of inspection.



Figure 23-1

## Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Fiberglass Batts
	Condition: Satisfactory

# Bathrooms

## Bathroom #1

Location:	Upstairs Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory



Comment 24:

Sink is not draining at a satisfactory rate. Recommend repair.



Figure 24-1

Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory

(Bathroom #1 continued)



Comment 25:

Baseboard is warped due to moisture exposure from the shower.



Figure 25-1

Ventilation Type:

Window

Condition: Further Evaluation Required

(Bathroom #1 continued)



Comment 26:  
Rusted vents are indications of poor ventilation.



Figure 26-1

GFCI Protection:

Outlets

Condition: Satisfactory

## Bathroom #2

Location:

Master

Bath Tub:

Recessed

Condition: Repair or Replace



Comment 27:  
Tub fixture handles are not properly mounted and are leaking from valve and spout. Recommend repair.

(Bathroom #2 continued)



Figure 27-1



Figure 27-2

Shower:

Stall

Condition: Satisfactory



Comment 28:

Shower door is not hanging even on hinge causing door to get stuck on frame. Recommend repair.



Figure 28-1

(Bathroom #2 continued)



Comment 29:

Appears glass is slipping away from top of frame.



Figure 29-1

Sink(s):

Double Vanity  
Condition: Marginal

(Bathroom #2 continued)



Comment 30:  
Sink is not draining at a satisfactory rate. Recommend repair.



Figure 30-1

Toilet:	Low Rise Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Window Condition: Further Evaluation Required

(Bathroom #2 continued)



Comment 31:  
Rusted vent indicates poor ventilation.

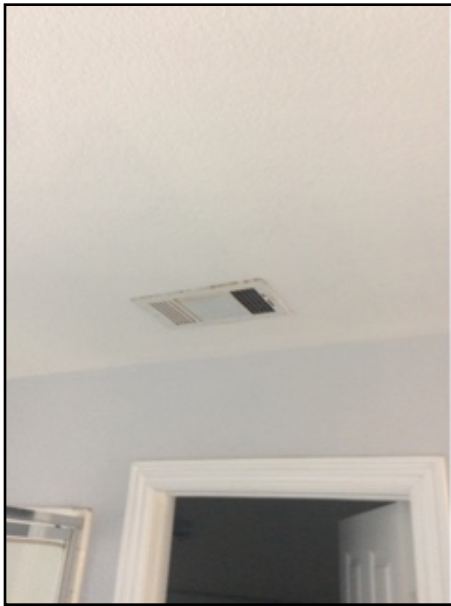


Figure 31-1

GFCI Protection:

Outlets

Condition: Satisfactory

## Bathroom #3

Location:

Downstairs

Bath Tub:

Recessed

Condition: Satisfactory

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Bidet:

Not Present

Shower Walls:

Fiberglass

Condition: Satisfactory

Tub Surround:

Fiberglass

Condition: Satisfactory



(Bathroom #3 continued)

Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator, Window
	Condition: Further Evaluation Required
GFCI Protection:	Outlets
	Condition: Satisfactory



**Comment 32:**

Water damage and possible fungal growth above shower walls. A direct sample of possible growth was taken and sent to Lab for analysis. Proper mold remediation will be needed if lab analysis come back as mold growth.



Figure 32-1



Figure 32-2

## Kitchen

Cabinets:	Wood
	Condition: Satisfactory
Countertops:	Stone
	Condition: Marginal

(Kitchen continued)



**Comment 33:**

Failing grout along counter and backsplash. Recommend repair to prevent moisture intrusion.



Figure 33-1



Figure 33-2



Figure 33-3

Sink:

Double  
Condition: Marginal

(Kitchen continued)



Comment 34:  
Strainer body, gasket and lock nut are all heavily corroded and rusted.  
Recommend repair p.



Figure 34-1



Comment 35:  
Chipped sink surface in multiple areas.



Figure 35-1

(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Whirlpool Condition: Satisfactory
Range:	Whirlpool Condition: Satisfactory
Range Hood:	Whirlpool Condition: Satisfactory



Comment 36:  
Hood light is not functioning. Recommend replacing light bulb.



Figure 36-1

Dishwasher:	Whirlpool Condition: Satisfactory
Disposal:	Insinkerator Condition: Satisfactory

# Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	No
	Condition: Repair or Replace
Laundry Hook Ups:	Yes
	Condition: Satisfactory

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Vegetation

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1) Palms in front of property are within 6 feet of structure and growing against structure. This may lead to structural damage. Recommend removing larger palms and trimming away from structure.



Figure 1-1



Figure 1-2

(Report Summary continued)

### Walkways

---

2) Slight crack in in entryway concrete. This may shift and become a trip hazard in future. Recommend repair.



Figure 2-1

### Site

---

3) Both side gates are not functioning properly due to natural break down of material. Recommend repair.

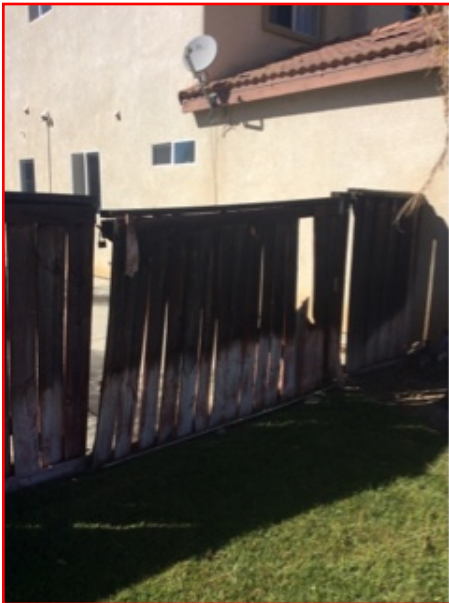


Figure 3-1



Figure 3-2

(Report Summary continued)



Figure 3-3

Exterior Covering

4) Multiple areas of cracked and failing stucco. Does not appear to be structural. Recommend repair to prevent water intrusion.



Figure 4-1



Figure 4-2



(Report Summary continued)

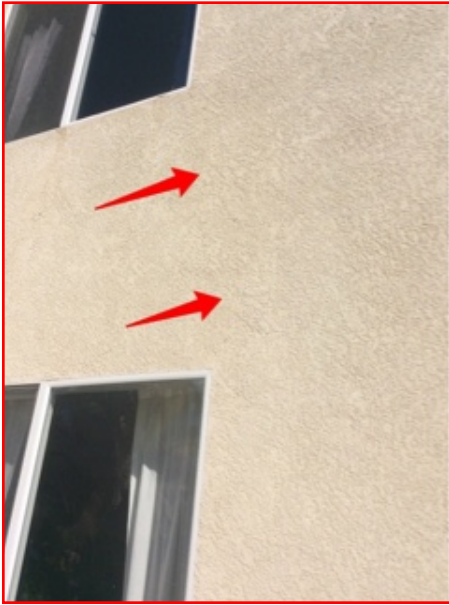


Figure 4-3



Figure 4-4



Figure 4-5

5)

(Report Summary continued)



Figure 5-1

6)



Figure 6-1

(Report Summary continued)

### Exterior Trim Material

---

7) Exposed foam from failing stucco. Recommend repairing to prevent water intrusion.



Figure 7-1

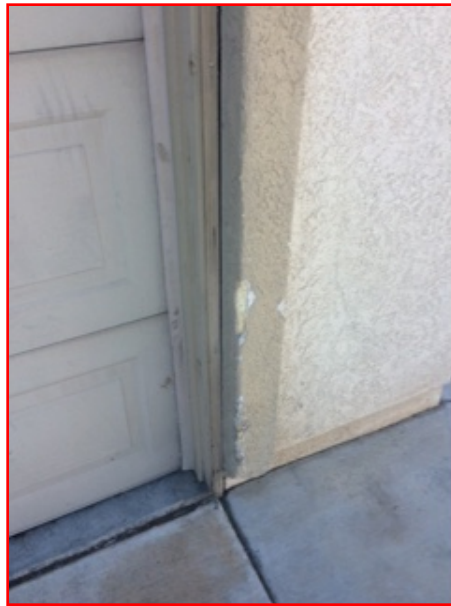


Figure 7-2

### Roof Covering

---

8) Improper end tile. Separation in tile will allow moisture to penetrate into wood fascia. Recommend replacement.



Figure 8-1

(Report Summary continued)

## Electrical

---

9) Labels are needed for all breakers.



Figure 9-1

10) Multiple outlets are missing face plates. This exposes "hot" connections. Recommend repair.

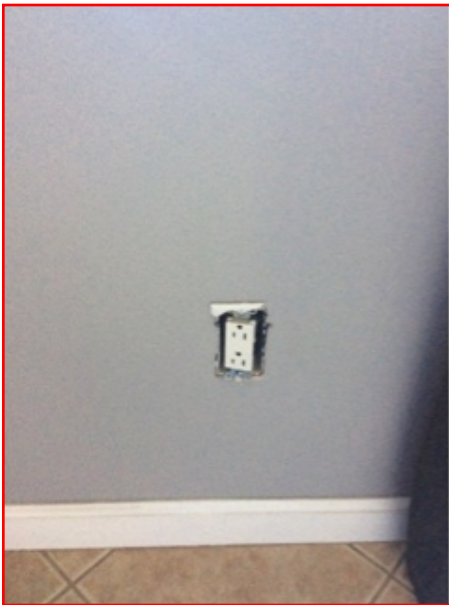


Figure 10-1

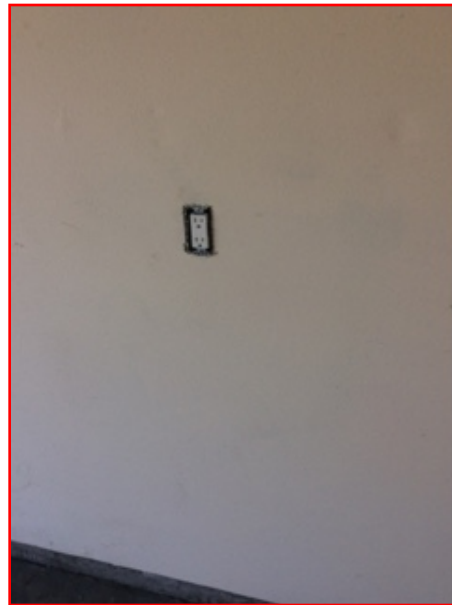


Figure 10-2

11) Recommend proper junction box for sprinkler wire. Wires need to be mounted properly.

(Report Summary continued)



Figure 11-1

## Plumbing

12) Hose bib valve is leaking when opened under pressure. Recommend replacing.



Figure 14-1

(Report Summary continued)

HVAC

---

13)



Figure 15-1

14) Yellow water drips from vents typically indicate condensation drainage stoppage or multiple issues caused by a clogged air filter. Recommend further evaluation and service by a HVAC technician.



Figure 16-1

(Report Summary continued)

### Heating Fuel

---

15) Possible slight gas leak at supply line. Recommend further evaluation.



Figure 17-1

### Filter Type

---

16) Air return filter is extremely dirty and needs to be replaced. Recommend replacing filter every 3-6 months.



Figure 18-1

(Report Summary continued)

### HVAC: Cooling

---

17) Wiring in condenser indicates motor has been replaced or a "quick start" may have been installed. Recommend further evaluation.



Figure 19-1



(Report Summary continued)

## Window Types

---

18) Single hung window in upstairs bedroom is not staying open. Recommend repair.



Figure 20-1

## Fireplace

---

19) Fire place door is off hinge. Recommend repair.



Figure 21-1

(Report Summary continued)

Interior

---

20) Fire sprinkler in pantry is taped up.

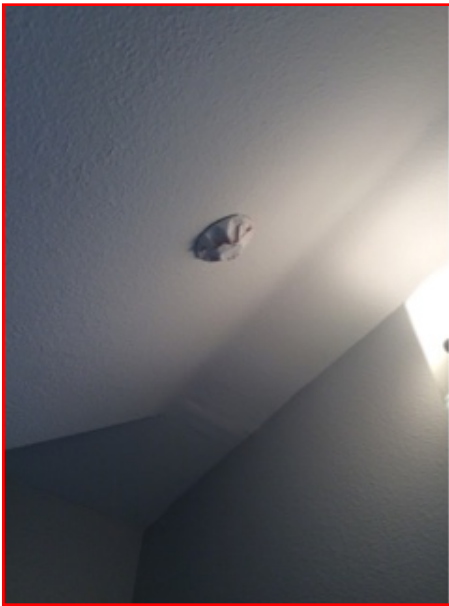


Figure 22-1

21) Ceiling patch in kitchen indicates previous leak from above shower. Moisture not present at time of inspection.



Figure 23-1

(Report Summary continued)

### Sink(s)

---

22) Sink is not draining at a satisfactory rate. Recommend repair.



Figure 24-1

### Floor

---

23) Baseboard is warped due to moisture exposure from the shower.



Figure 25-1

(Report Summary continued)

### Ventilation Type

---

24) Rusted vents are indications of poor ventilation.



Figure 26-1

### Bath Tub

---

25) Tub fixture handles are not properly mounted and are leaking from valve and spout. Recommend repair.



Figure 27-1



Figure 27-2

(Report Summary continued)

## Shower

---

26) Shower door is not hanging even on hinge causing door to get stuck on frame. Recommend repair.



Figure 28-1

27) Appears glass is slipping away from top of frame.



Figure 29-1

(Report Summary continued)

### Sink(s)

---

28) Sink is not draining at a satisfactory rate. Recommend repair.



Figure 30-1

### Ventilation Type

---

29) Rusted vent indicates poor ventilation.



Figure 31-1

(Report Summary continued)

Bathrooms: Bathroom #3

---

30) Water damage and possible fungal growth above shower walls. A direct sample of possible growth was taken and sent to Lab for analysis. Proper mold remediation will be needed if lab analysis come back as mold growth.



Figure 32-1



Figure 32-2

Countertops

---

31) Failing grout along counter and backsplash. Recommend repair to prevent moisture intrusion.



Figure 33-1



Figure 33-2

(Report Summary continued)



Figure 33-3

## Sink

32) Strainer body, gasket and lock nut are all heavily corroded and rusted. Recommend repair p.



Figure 34-1

33) Chipped sink surface in multiple areas.



(Report Summary continued)



Figure 35-1

### Range Hood

34) Hood light is not functioning. Recommend replacing light bulb.

---



Figure 36-1