



McMASTER

HOME INSPECTION SERVICE

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Property Inspection Report

InspectionNo: 2009

Date/Time: 4/14/2026 1:52 PM

Property Address: 179 Pomona Ave Long Beach, CA



Independent Home Inspection Service Inc.

Date of Inspection: 4/14/2026

InspectionNo: 20090

Property Address: 179 Pomona Ave Long Beach, 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****Living Room**

Ceiling	X			
Walls	X			
Floor Type	X			HARDWOOD TYPE MATERIAL.
Windows	X			
Entry Door	X	X		PATCH AT MID, CAUSE UNKNOWN.
Sliding Glass Doors	X			
Fireplace	X		X	(GAS OPERATION).SOOT BUILD UP, RECOMMEND TO BE CLEANED. MISSING SPARK SCREEN, SAFETY CONCERN.
Electrical	X			
Door Bell	X			
General Notes	+	+	+	FLOORING THROUGH OUT HOME UNEVEN, CAUSE UNKNOWN, REVIEW WITH SELLER. NOT RATED. AT 1ST FL. SINGLE GLASS PANE WINDOW THROUGH OUT HOME. RECOMMEND UP DATE. SOME SCRATCHES, STAINS, NICKS AT AREAS TO FLOORING THROUGH OUT HOME.

**Loft Area**

Ceiling	X			
Walls	X			
Floor Type	X	X		HARDWOOD TYPE MATERIAL. STAINS SCRATCHES.
Windows	X		X	DOES NOT OPERATE PROPERLY. APPEAR TO BE PAINTED SHUT.
Entry Door	X			
Electrical	X			

Inspection Area	Good	Fair	Poor	Comment
Dining Room				
Ceiling	X			
Walls	X			
Floor Type	X			HARDWOOD TYPE MATERIAL.
Windows	X			
Electrical	X			

Bedroom 2				
Ceiling	X			
Walls	X			
Floor Type	X	X		HARDWOOD TYPE MATERIAL. STAINS IN AREAS.
Windows	X			
Doors	X			
Closets	X			
Electrical	X			
Smoke Detector	X			

Bedroom Master				
Ceiling	X			
Walls	X			
Floor Type	X	X		HARDWOOD TYPE MATERIAL. STAINS SCRATCHES.
Windows	X			
Doors	X			
Sliding Glass Doors	X			
Closets	X			
Electrical	X			
Smoke Detector	X		X	IMPROPER LOCATION, SHOULD BE NO GREATER THEN TWO FEET FROM DOOR FRAME

Inspection Area	Good	Fair	Poor	Comment
Office				
Ceiling	X			
Walls	X			
Floor Type	X	X		HARDWOOD TYPE MATERIAL. STAINS/SCRATCHES IN AREAS.
Windows	X			
Electrical	X			

Bathroom 2 Game Room

Ceiling	X			
Walls	X			
Floor Type	X			TILE.
Windows	X		X	IMPROPER, NTBS.
Doors	X			
Counter Tops	X			
Cabinets	X			
Sinks	X	X		STOPPER DOES NOT OPERATE PROPERLY.
Mirrors	X			
Shower	X	X		SUPPLY LINE LOOSE IN WALL.
Shower Walls	X	X		SOME CRACKS IN GROUT.
Shower Enclosure	X	X		CORROSION AT CORNERS.
Toilet	X			
Plumbing	X			
Electrical	X			
GFI's	X			



Inspection Area	Good	Fair	Poor	Comment
Bathroom 3 W				
Ceiling	X			
Walls	X			
Floor Type	X			
Windows	X			
Doors	X			
Counter Tops	X			
Cabinets	X			
Sinks	X	X		STOPPER DOES NOT OPERATE PROPERLY.
Mirrors	X			
Bath Tub	X	X		STOPPER DOES NOT OPERATE PROPERLY, NEEDS ADJUSTMENT.
Shower	X	X		SUPPLY LINE LOOSE IN WALL.
Shower Walls	X	X		BLACK STAINS, CRACKS IN GROUT/CAULKING.
Shower Enclosure	+	+	+	(CURTAIN). NOT EVALUATED. NOT RATED.
Toilet	X			
Plumbing	X			
Electrical	X			
GFI's	X			



Inspection Area	Good	Fair	Poor	Comment
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Bathroom 4 1st Fl

Ceiling	X			
Walls	X			
Floor Type	X			TILE.
Windows	X			
Doors	X			
Counter Tops	X			
Sinks	X	X		LOOSE FROM WALL.
Mirrors	X			
Toilet	X			
Plumbing	X			
Electrical	X			
GFI's	X			

Inspection Area	Good	Fair	Poor	Comment
Bathroom Master				
Ceiling	X			
Walls	X			
Floor Type	X			TILE.
Windows	X			
Doors	X			
Counter Tops	X			
Cabinets	X			
Sinks	X			
Mirrors	X			
Bath Tub	X	X		STOPPER DOES NOT OPERATE PROPERLY, NEEDS ADJUSTMENT.
Shower	X			
Shower Walls	X	X		BLACK STAINS, CRACKS IN GROUT/CAULKING.
Shower Enclosure	X		X	APPEARS TO LEAK MOISTURE STAINS/CORROSION AT CORNERS.
Toilet	X			
Plumbing	X		X	TUB SHOWER WAND DOES NOT OPERATE PROPERLY..
Electrical	X			
GFIs	X			



Inspection Area	Good	Fair	Poor	Comment
Kitchen				
Ceiling	X			
Walls	X			
Floor Type	X			HARDWOOD TYPE MATERIAL.
Windows	X			
Counter Tops	X			
Cabinets	X			
Sink	X			
Hand Sprayer	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			
Disposal	X			
Sink Plumbing	X			
Range	X			(GAS). START UP TEST ONLY. REVIEW WITH SELLER.
Oven	X			(ELECTRIC). START UP TEST ONLY, REVIEW WITH SELLER.
Fan and Hood	X			
Venting	X			
Electrical	X			
GFI's	X			
Microwave	X			



Inspection Area	Good	Fair	Poor	Comment
Laundry Room				
Laundry Location	+	+	+	2ND FL.NOT RATED.
Ceiling	X			
Walls	X			
Floor Type	X		X	MISSING DRIP PAN, NTBS.
Doors	X			
Dryer Vent	X		X	SOME DEBRIS, NEED TO BE CLEARED.
Laundry Plumbing	X			
Waste Line	X			
Gas Line	+	+	+	UNABLE TO VIEW DUE TO POSITION OF WASHER / DRYER. NOT RATED.
Electrical	X		X	OUTLET(S) NOT GFI PROTECTED, NTBS.



Inspection Area	Good	Fair	Poor	Comment
Hallways				
Ceiling	X			
Walls	X			
Floor Type	X	X		HARDWOOD TYPE MATERIAL. STAINS SCRATCHES.
Windows	X		X	DAMAGED PANE OBSERVED N/E
Doors	X			
Electrical	X			
Smoke - Carbon Detectors	X		X	MISSING, NTBS. 1ST FL.
Stairs	X			
Hand Rails	X			



Inspection Area**Good****Fair****Poor****Comment****Heating Cooling**

Unit Location	+	+	+	EXTERIOR ROOF DECK. NOT RATED.
Heat Type	+	+	+	PACKAGE UNIT. 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		X	EXPOSING WIRES, NTBS. AT SEAL TIGHT, SAFETY CONCERN.
Enclosure	X			
Gas Valve	X		X	MISSING DRIP LEG, NTBS
Vent	X			
Combustion Air	X			
Filters		X	X	NEEDS TO BE CLEANED OR REPLACED.
Thermostats	X			
Registers	X			RECOMMEND SERVICE.



Inspection Area	Good	Fair	Poor	Comment
Unit Location	+	+	+	AT GARAGE. NOT RATED.
Type -Mfg-Year	+	+	+	GAS. (BRADFORD / WHITE). NOT RATED. RECOMMEND SERVICE.
Gallons	+	+	+	50. NOT RATED.
Unit Condition	X			
Wtr Htr Plumbing	X			
T.P.R.V.	X			
Overflow Line	X			
Wtr Htr Strapping	X			
Wtr Htr Electrical	X			
Gas Valve - Gas Line	X		X	MISSING DRIP LEG, NTBS.
Vent Pipe	X			
Combustion Air	X			
Base - Platform	X			



Inspection Area	Good	Fair	Poor	Comment
Roof				
General View	X			
Roof Notes	+	+	+	VIEWED FROM LADDER / GROUND ONLY. NOT RATED.
Roof Type	+	+	+	PITCHED, NOT RATED.
Material	+	+	+	COMPOSITION SHINGLE. NOT RATED.
Condition	X			
Flashings	X			
Vents and Vent Caps	X			
Chimneys	X	X		RUSTED HARDWARE CAP.
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



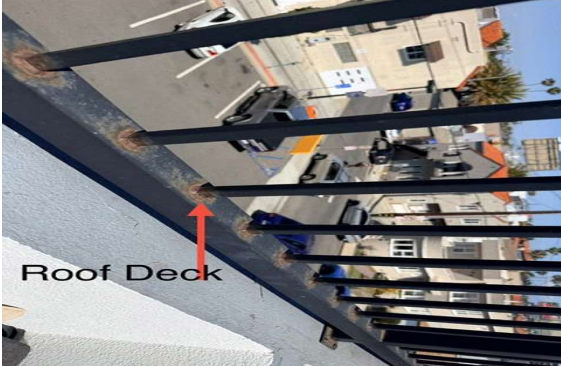
Inspection Area

Good

Fair

Poor

Comment



Inspection Area

Good

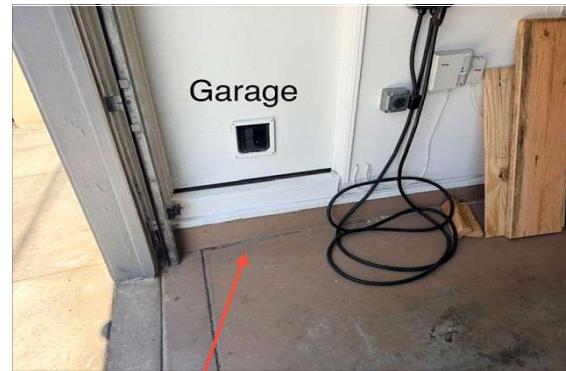
Fair

Poor

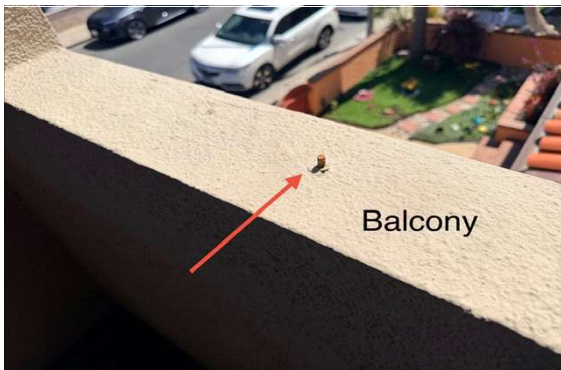
Comment

Garage / Carport

Inspection Area	Good	Fair	Poor	Comment
Garage General Info	+	+	+	LIMITED INSPECTION DUE TO PERSONAL PROPERTY. NOT RATED.
Vehicle Doors	X			
Hardware - Springs	X			
Opener	X			
Infrared Sensors	X			
Ceiling	X			
Walls	X			
Fire Wall	X		X	EXPOSED OPENINGS, NTBS.
Door to Interior	X			
Exterior Door	X		X	DAMAGED GLASS.
Slab	X	X		(CONCRETE). SLIGHT CRACKS IN AREAS.
Garage Electrical	X			
Ventilation	X			
General View	X			



Inspection Area	Good	Fair	Poor	Comment
Exterior Items				
Exterior Walls	X	X		(WOOD FRAME) IMPROPER INSTALLATION AT WINDOW A/C UNIT, NOTE: NOT TESTED, REVIEW WITH SELLER.
Siding	X		X	(STUCCO). SOME EXPOSED OPENINGS, CRACKS, BLISTERING, STAINS IN AREAS. LARGE CRACK AT N/W ABOVE GARAGE.
Eaves and Fascia	X			
Soffits	X			
Trim	X	X		MINOR DETERIORATION, CRACKS, NEEDS CAULKING IN AREAS.
Paint	X			
Windows	X			



Inspection Area	Good	Fair	Poor	Comment
Grounds				
Driveway	X	X		(CONCRETE).SOME CRACKS IN AREAS.
Sidewalks	X	X		(PAVERS). (CONCRETE). (TILE PAVER). SOME CRACKS IN AREAS.
Patio Deck	X		X	DAMAGED/CRACKED TILE.
Grade	X	X		IMPROPER GRADE IN AREAS.
Balcony	X	X		EXPOSED BOLTING AT WALL AREAS.
Door	X		X	IMPROPER STEP DOWN OFF GARAGE N/. SAFETY CONCERN.
Fence - Walls	X			NOTE: LIMITED INSPECTION DUE TO VEGETATION, UNABLE TO VIEW ALL AREAS. CORROSION / RUST IN AREAS AT ROOF DECK.
Gates	X		X	FRONT GATE STRIKER DOES NOT OPERATE.
General Note	+	+	+	ADDITIONS ARE NOT CHECKED FOR PERMITS OR CODE COMPLIANCE, RECOMMEND REVIEW WITH SELLER/AGENT. NOT RATED.



Inspection Area**Good****Fair****Poor****Comment****Plumbing**

Exterior Plumbing	X			
Main Water Valve	X			
Main Water Pressure	X			
Supply Lines	+	+	+	(COPPER, PLASTIC, GALVANIZED WHERE VISIBLE). NOT RATED.
Waste Lines	+	+	+	(GALVANIZED, CAST, 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
Electrical				
Entrance Wires	X			
Amps - Volts	+	+	+	120/240 VOLTS. APPROXIMATELY 200 AMP SERVICE. NOT RATED.
Meter Location	+	+	+	NORTH. NOT RATED.
Main Panel	X		X	MINOR RUST TO BOX. INSIDE COVER IMPROPER, NTBS EXPOSED OPENING.
Panel Wiring	X		X	SPLICED WIRING IN PANEL, NTBS, SAFETY CONCERN.
Breakers	X		X	NOT ALL BREAKERS ARE NOT CLEARLY LABELED / IDENTIFIED, NTBS.
Ground - Bond	X			
Ground Location	+	+	+	GROUNDING ROD. WATER MAIN, NOT RATED
Sub Panel	X	X		DAMAGED FRONT COVER. LIMITED INSPECTION, UNABLE TO REMOVE COVER, PAINTED TO THE WALL. REVIEW WITH SELLER.
Exterior Electrical	X	X		LIGHT FIXTURES NOT SEALED.
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.

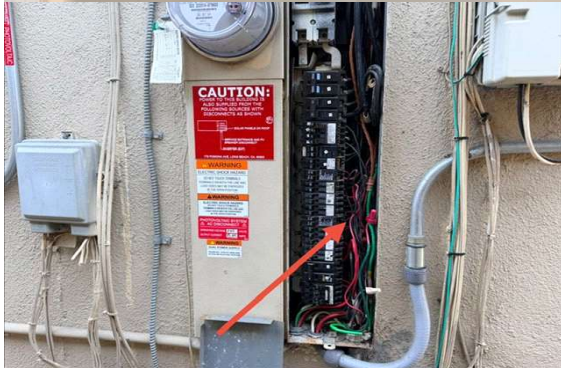
Inspection Area

Good

Fair

Poor

Comment



Under House

Note			X	UNABLE TO VIEW /INSPECT DUE TO BLOCKED ACCESS, RECOMMEND FURTHER INSPECTION.
Ventilation	X			
Vent Screens	X	X		SOME RUSTED.
Sub Floor	X	X		UNEVEN AT DINING ROOM AREAS, CAUSE UNKNOWN.



Inspection Area	Good	Fair	Poor	Comment
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Summary of Inspection Issues

Section	Line No.	Issue Description
Bathroom 2 Game Roo	Windows	IMPROPER, NTBS.
Bathroom Master	Shower Enclosure	APPEARS TO LEAK MOISTURE STAINS/CORROSION AT CORNERS.
Bathroom Master	Plumbing	TUB SHOWER WAND DOES NOT OPERATE PROPERLY..
Bedroom Master	Smoke Detector	IMPROPER LOCATION, SHOULD BE NO GREATER THEN TWO FEET FROM DOOR FRAME
Electrical	Main Panel	MINOR RUST TO BOX. INSIDE COVER IMPROPER, NTBS EXPOSED OPENING.
Electrical	Panel Wiring	SPLICED WIRING IN PANEL, NTBS, SAFETY CONCERN.
Electrical	Breakers	NOT ALL BREAKERS ARE NOT CLEARLY LABELED / IDENTIFIED, NTBS.
Exterior Items	Siding	(STUCCO). SOME EXPOSED OPENINGS, CRACKS, BLISTERING, STAINS IN AREAS. LARGE CRACK AT N/W ABOVE GARAGE.
Garage / Carport	Fire Wall	EXPOSED OPENINGS, NTBS.
Garage / Carport	Exterior Door	DAMAGED GLASS.
Grounds	Patio Deck	DAMAGED/CRACKED TILE.
Grounds	Door	IMPROPER STEP DOWN OFF GARAGE N/. SAFETY CONCERN.
Grounds	Gates	FRONT GATE STRIKER DOES NOT OPERATE.
Hallways	Windows	DAMAGED PANE OBSERVED N/E
Hallways	Smoke - Carbon D	MISSING, NTBS. 1ST FL.
Heating Cooling	Heating Electrical	EXPOSING WIRES, NTBS. AT SEAL TIGHT, SAFETY CONCERN.
Heating Cooling	Gas Valve	MISSING DRIP LEG, NTBS
Heating Cooling	Filters	NEEDS TO BE CLEANED OR REPLACED.
Laundry Room	Floor Type	MISSING DRIP PAN, NTBS.
Laundry Room	Dryer Vent	SOME DEBRIS, NEED TO BE CLEARED.
Laundry Room	Electrical	OUTLET(S) NOT GFI PROTECTED, NTBS.

Inspection Area		Good	Fair	Poor	Comment
Living Room	Fireplace				(GAS OPERATION).SOOT BUILD UP, RECOMMEND TO BE CLEANED. MISSING SPARK SCREEN, SAFETY CONCERN.
Loft Area	Windows				DOES NOT OPERATE PROPERLY. APPEAR TO BE PAINTED SHUT.
Under House	Note				UNABLE TO VIEW /INSPECT DUE TO BLOCKED ACCESS, RECOMMEND FURTHER INSPECTION.
Water Heater	Gas Valve - Gas Li				MISSING DRIP LEG, NTBS.