



## Inspection Pro

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# Property Inspection Report

Client(s): Prospective Buyer
Property address: 9391 California Ave #35 Riverside CA 92503
Inspection date: Monday, August 24, 2026

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Thank you for allowing Inspection Pro to inspect your new home. Please read the report in it's entirety and feel free to contact us should you have any questions. Bill Abalos - Inspector / Appraiser - 626-374-1076 - billabalos@ymail.com

IT IS RECOMMENDED TO FOLLOW THE HOME INSPECTORS' RECOMMENDATIONS WITHIN THE BUYER'S INSPECTION PERIOD.

Inspection Pro does not offer a warranty of any kind and only reports on what was accessible and observable at the time of inspection.

## Summary

Property Address: 9391 California Ave #35 Riverside CA 92503 Inspection date: Monday, August 24, 2026
Inspector: Bill Abalos@ Inspection Pro - 626-374-1076

1) *Repair/Replace* - The following items were observed:

EXTERIOR:
1- Some of the side skirts are bent, which is due to age.
2- There is a live electrical wire on the front porch ceiling to the left of the front door. It's recommended to either install a light fixture or cap the wire securely.

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ROOF:
1- The roof covering is at the later stages of service. The covering is lifting and/or peeling on all sides. Recommend contacting a roofer for further evaluation to determine the replacement cost.

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PLUMBING:
1- At the time of inspection, there was no water heater installed on the property. It's recommended to install a new one and ensure it's properly secured with earthquake straps and vented as needed.
2- Having a plumber thoroughly clean the main sewer is a good idea. It helps keep the drains clear of any debris that may have built up over time and prevents potential backups in the plumbing system.

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HEATING & AIR CONDITIONING:
1- The AC unit is 23 years old and took a while to turn on and did not provide sufficient cool air. The heater appears to be original to the home.
2- The heater burners did not turn on at the time of the inspection.
3- It's a good idea to reach out to an HVAC technician for evaluation and servicing, especially if there are no existing service records. This can help identify any current issues that need attention.

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INTERIOR:
1- Missing smoke detectors. Recommend to install new smoke detectors in the bedrooms and hallways and install a carbon monoxide detector in the living room or hallway. Per state safety regulations, each bedroom and hallway should have a working smoke detector and each floor should have a working carbon monoxide detector.
2- There's a hole in the floor inside the rear bedroom closet that should be repaired.
3- Recommend replacing the worn and stained carpeting.
4-It's a good idea to give the interior of the home a thorough cleaning and a fresh coat of paint.

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KITCHEN:
1- The garbage disposal wasn't working, and the oven burners didn't turn on during the inspection. Recommend servicing or replacement.
2- There is peeling paint on the wall to the left of the sink, suggesting that rainwater may have entered between the walls in the past.

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BATHROOMS:
1- Recommend replacing the sink and shower faucets and replacing the toilet seats.

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## General Information

Report number: IP9990
Weather conditions during inspection: Warm
Inspection fee: 350.00
Building inspected: Mobile Home

2) - The subject property is a mobile home in generally good overall condition with common cosmetic issues. It features slider-type windows, a low-slope roof, galvanized plumbing pipes, central heating and AC, a non-working roof cooler, a two-car carport, and is supported by steel beams and floor jacks.

The primary components of the home, including the roof, plumbing, electrical systems, foundation, and structure, were inspected along with other elements that contribute to its functionality.

Any observed issues are detailed in the respective sections of the report, and items requiring repairs, immediate attention, or further evaluation by a licensed professional are identified.

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## Exterior

Condition of wall exterior covering: Appeared serviceable
Wall covering: Paneling
Windows: Sliders
Driveway: Concrete
Grounds: Generally Maintained

3) - The building's exterior was inspected and found to be in average condition with normal wear and use. The grounds have been generally maintained, and the windows and doors are functional.

However, the following issues were noted:
1- Some of the side skirts are bent, which occurs due to age.
2- There is a live electrical wire on the front porch ceiling to the left of the front door. It's recommended to either install a light fixture or cap the wire securely.

The inspection covered the following areas: overall condition, foundation, walls, trim, windows, doors, grounds, driveway, exterior lighting, electrical connections, gutters, porches, and patios.

NOTE: Home inspectors are not licensed contractors and only report on what is visible during the inspection. They cannot assess damage behind walls or in inaccessible areas.

Inspection Pro does not provide any warranties and reports solely on accessible and observable conditions at the time of inspection.


Photo 3-1


Photo 3-2


Photo 3-3


Photo 3-4


Photo 3-5


Photo 3-6


Photo 3-7

## Roof

Roof inspection method: Drone flyover
Condition of roof surface material: Worn / Peeling / Replacement needed
Roof surface material: Composition rolls

4) - The roof was inspected and the following was observed:
1- The roof covering is at the later stages of service. The covering is lifting and/or peeling on all sides. Recommend contacting a roofer for further evaluation to determine the replacement cost.

The inspection consisted of the roof-covering, trim, fascia boards and accessibility.

NOTE: Home inspectors are not licensed roofing contractors and as such, only report on what is observable at the time of the inspection. We do not disassemble any roof components or determine the age of water stains or determine the remaining service life of the roof covering.

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Photo 4-1


Photo 4-2

## Parking

Type: 2 Car Carport

5) - The covered parking was inspected and determined to have normal wear and use.

Inspection Pro does not provide any warranty and only reports on what was accessible and observable during the inspection.



Photo 5-1

## Electric

Estimated service amperage: 100 amp breakers
System ground: Yes
Condition of main service panel: Appeared serviceable

6) - The electrical system was inspected and deemed adequate for the home's size. The lights, outlets, and switches were in working condition at the time of the inspection.

The inspection covered the service drop, service panel, breakers, wire connections and sizing, bonding, grounding, neutral bus bar, interior and exterior lighting, outlets, switches, and the overall condition of the electrical system.

NOTE: Home inspectors are not licensed electricians and only report on what is observable at the time of inspection. They cannot determine the connections of every outlet or light switch or how many outlets are linked together. Walls are not opened to inspect wiring.

Inspection Pro does not provide any kind of warranty and only reports on what was accessible and observable during the inspection.


Photo 6-1


Photo 6-2

## Plumbing

Condition of service and main line: Appeared serviceable
Water service: Public
Water pressure (psi): 50 psi
Drainage: Normal drainage at time of inspection
Water heater: Missing at time of inspection
Supply pipe material: Galvanized / Original to home
Location of main fuel shut-off valve: At gas meter

7) - The plumbing system was inspected, and the water pressure and drainage appeared normal at the time of the inspection.

The following was observed:
1- At the time of inspection, there was no water heater installed on the property. It's recommended to install a new one and ensure it's properly secured with earthquake straps and vented as needed.
2- Having a plumber thoroughly clean the main sewer is a good idea. It helps keep the drains clear of any debris that may have built up over time and prevents potential backups in the plumbing system.

The inspection covered the following: water meter, main shut-off, exterior and interior water pressure, sinks, bathtubs, showers, and the drain under the home.

Note: Home inspectors are not licensed plumbers and can only observe and report visible issues during the inspection. They do not open walls to examine pipes.

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Photo 7-1


Photo 7-2


Photo 7-3

## Heating & Cooling

Heating & AC: Centralized
Condition of HVAC: Needs servicing

8) - The heating and air conditioning were inspected and the following was observed:
1- The AC unit is 23 years old and took a while to turn on and did not provide sufficient cool air. The heater appears to be original to the home.
2- The heater burners did not turn on at the time of the inspection.
3- It's a good idea to reach out to an HVAC technician for evaluation and servicing, especially if there are no existing service records. This can help identify any current issues that need attention.

The following was inspected: Furnace, AC Condenser, pipe connections, electrical connections, air ducts and thermostat.

Note: Home inspectors are not HVAC technicians and do not disassemble or troubleshoot beyond operating controls and visually inspecting units. They cannot determine the remaining service life of the heater or air conditioning systems.

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Photo 8-1


Photo 8-2


Photo 8-3



Photo 8-4


Photo 8-5

## Interior

Condition of interior doors: Appeared serviceable
Condition of windows: Appeared serviceable
Condition of walls and ceilings: Appeared serviceable
Wall and ceiling type: Paneling
Condition of flooring: Repairs needed
Flooring type or covering: Laminated Wood / Carpet
Smoke and carbon Monoxide Detectors: Recommend installing new in bedrooms and hallway

9) - The interior of the home was inspected and found to be in average condition with common cosmetic issues. Doors and windows functioned properly, and the walls and ceilings have been generally maintained. The lights, outlets, and switches were operational. The clothes washer and dryer were in working condition at the time of the inspection.

The following was observed:
1- Missing smoke detectors. Recommend to install new smoke detectors in the bedrooms and hallways and install a carbon monoxide detector in the living room or hallway. Per state safety regulations, each bedroom and hallway should have a working smoke detector and each floor should have a working carbon monoxide detector.
2- There's a hole in the floor inside the rear bedroom closet that should be repaired.
3- Recommend replacing the worn and stained carpeting.
4-It's a good idea to give the interior of the home a thorough cleaning and a fresh coat of paint.

The inspection covered the walls, ceilings, windows, doors, closets, flooring, cabinets, outlets, switches, and light fixtures.

NOTE: The home inspector is a generalist, not a licensed contractor, and only reports on what is observed during the inspection. They cannot determine the full extent of any damage that may exist. It is recommended to consult professional contractors for a thorough assessment of damage and repair costs.

Inspection Pro does not provide any warranties and only reports on accessible and observable conditions at the time of inspection.


Photo 9-1


Photo 9-2


Photo 9-3


Photo 9-4


Photo 9-5


Photo 9-6


Photo 9-7


Photo 9-8


Photo 9-9


Photo 9-10

## Kitchen

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared Serviceable
Condition of under-sink food disposal: Not Working at time of inspection.
Condition of dishwasher: Working at time of inspection.
Condition of Stove & Exhaust fan: Working at time of inspection
GFCI Outlets: Recommend installing above sink counters

10) - The kitchen inspection revealed it to be in average condition, with typical cosmetic issues. Most appliances, though older models, were functional at the time of inspection. Water pressure and drainage were also satisfactory during the evaluation.

The following was observed:
1- The garbage disposal wasn't working, and the oven burners didn't turn on during the inspection. Recommend servicing or replacement.
2- There is peeling paint on the wall to the left of the sink, suggesting that rainwater may have entered between the walls in the past.

The inspection covered the walls, ceilings, windows, doors, closets, flooring, cabinets, plumbing, outlets, switches, light fixtures, and appliances.

Please note: Home inspectors are not appliance technicians and can only assess normal operating controls. They cannot diagnose the cause of a malfunctioning appliance and recommend consulting an appliance technician for further evaluation.

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Photo 10-1


Photo 10-2


Photo 10-3


Photo 10-4


Photo 10-5


Photo 10-6

## Bathrooms

Condition of Counters & Cabinets: Average condition
Condition of flooring: Average condition
Condition of sinks and related plumbing: Normal wear and use
Condition of toilets: Recommend installing new toilet seats
Condition of bathtubs and related plumbing: Normal wear and use
GFCI Outlets: Recommend installing above sink counters

11) - The bathrooms were inspected and found to be in average condition with typical cosmetic issues noted.

Recommend replacing the sink and shower faucets and replacing the toilet seats.

The inspection covered the walls, ceilings, windows, doors, flooring, cabinets, plumbing, outlets, switches, light fixtures, shower, tub, toilets, and sinks.

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Photo 11-1


Photo 11-2


Photo 11-3


Photo 11-4


Photo 11-5


Photo 11-6

## Crawl Space

Foundation Type: Raised

12) - The crawl space inspection revealed normal conditions for the home's age. Steel beams, floor jacks, side panels, and framing were found to be stable.

The inspection included subflooring, foundation, framing, supports, vapor barrier, ground, plumbing, drainage, and vents.

Note: The inspector is not a general contractor, structural engineer, or foundation expert and can only assess what is visually present during the inspection. Any potential or existing damage should be evaluated by a licensed foundation specialist.

Inspection Pro does not provide any warranties and only reports on accessible and observable conditions at the time of inspection.


Photo 12-1


Photo 12-2


Photo 12-3


Photo 12-4

THE SERVICES PERFORMED AND THE REPORT DELIVERED, DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW. THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE REPORT.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns and Inspection Pro Home Inspections is not responsible for future failure and/or repairs.

The report may not be used or relied upon by any other person not party to the sales transaction unless that person is specifically named prior to the inspection. We are not responsible for the non-discovery of/or latent defects in material, workmanship, or other conditions of the property, which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of conditions that is the express responsibility of the seller of the property. PLEASE READ THE SELLER'S TRANSFER DISCLOSURE STATEMENT THOROUGHLY.

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SCOPE OF WORK
This report is prepared and written based on a physical inspection of the structure and the availability of access to the mechanical components of the property. Complete access to the property must be given to the inspector and the utilities should be on to ensure a thorough inspection.