

P C Home Inspection

Property Inspection Report



185 Fairgreen, Fullerton, CA 92833

Inspection prepared for: John Fairford

Date of Inspection: 12/18/2025

Age of Home: 48 Size: 2565 sf

Weather: Sunny
Inspector: Peter Chung

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds

Page 6 Item: 6	Deck/Porch/Patio Covers
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Roof

Page 9 Item: 7	Condition of Roof Covering
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• One or more broken/loose tiles exist on the roof. Recommend a licensed roofer to replace the damaged tiles.



Overview

1. Scope of Inspection

- All components designated for inspection in the CREIA Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

- For the purpose of this inspection, this house faces east.

3. State of Occupancy

- Occupied

4. Weather Conditions

- Sunny

5. Recent Rain/Snow

- No

6. Ground Cover

- Dry

7. Approximate Age

- Older

House Photos

1. House Photo's

Observations:

- The front of the house
- The side of the house
- The back of the house



House Photos (continued)



Grounds

1. Service Walks

**Materials**

- Concrete

Condition

- Typical cracks

2. Driveway/Parking

**Materials:**

- Concrete

Condition:

- Typical cracks

3. Porch

**Materials:**

- Concrete

Observations:

- The Porch View



4. Steps/Stoop

**Materials:**

- Concrete

Grounds (continued)



5. Patio



Materials:

- Concrete

Condition:

- Typical cracks

Observations:

- The Patio View



6. Deck/Porch/Patio Covers



Grounds (continued)



7. Fence/Wall



Materials:

- Block

8. Landscape Affecting Foundation



- Negative grade: Satisfactory

9. Retaining Wall



10. Hose Bibs

Hose Bibs:

- Yes, operable

Condition:

- Recommend anti-siphon valve

Observations:

- At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.
- Hose bib operational.



Roof

1. Roof View

Roof View:

- The Roof View
- The Roof View



2. Roof General: Visibility

Visibility:

- Limited by: Height
- Inspected From:
- Ladder at eaves
 - Ground
 - With binoculars

3. Roof Style: Type/Style

Type/Style:

- Tile

Layers/Age/Location:

- Unknown

4. Ventilation System

Type:

- Soffit
- Ridge

Observations:

- The Soffit Vent
- The Ridge Vent

5. Flashing

Materials:

- Galv/Alum

Condition:

- Separated from chimney/roof



Roof (continued)

6. Valleys

Materials:

- Not visible

Observations:

- The roof **valleys** inspection is limited to the visual portion of the valleys. There is always the potential for hidden damage in non visible areas. Recommend monitoring and consulting a licensed roofer as needed.
- The roof valleys inspection is limited to the visual portion of the valleys. There is always the potential for hidden damage in non visible areas. Recommend monitoring and consulting a licensed roofer as needed.



7. Condition of Roof Covering



Condition:

- Broken/Loose tiles/Shingles
- Recommend roofer evaluate

Observations:

- One or more broken/loose tiles exist on the roof. Recommend a licensed roofer to replace the damaged tiles.



8. Skylights



9. Vents



Condition:

- Not visible

Roof (continued)



Exterior

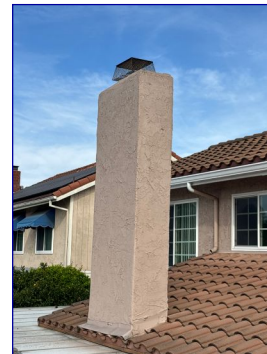
1. Chimney Chase

General:

- Location: West Side of Roof
- Rain Cap/Spark Arrestor: Yes

Observations:

- Evidence of: No apparent defects



2. Gutters

Materials:

- Galvanized/Aluminum



Exterior (continued)



3. Siding

Materials:

- Stucco

Condition:

- Typical cracks

4. Trim

Materials:

- Wood

5. Fascia



Materials:

- Wood

6. Windows/Screens

Materials:

- Vinyl

7. Slab-On-Grade Foundation

Materials/Condition:

- Not visible

8. Service Entry

Location:

- Underground

9. Exterior Receptacles

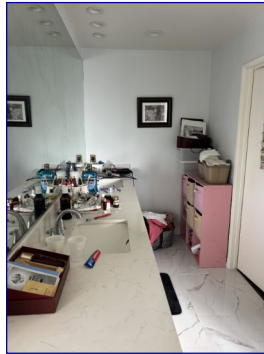


Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: Yes

Bathroom 1

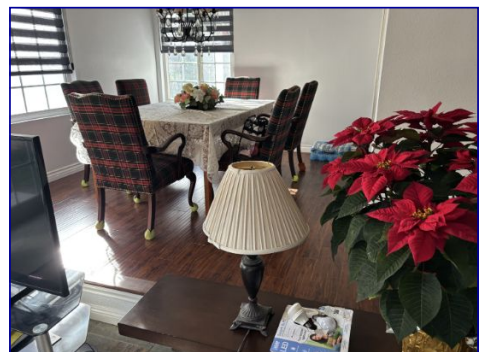
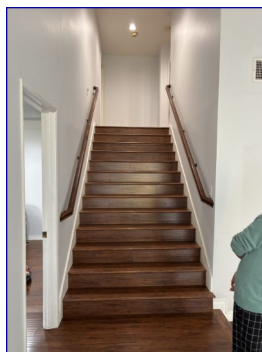
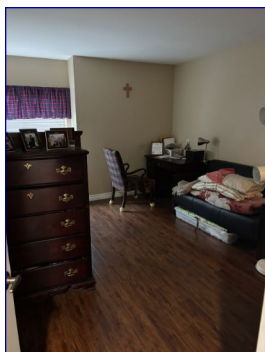
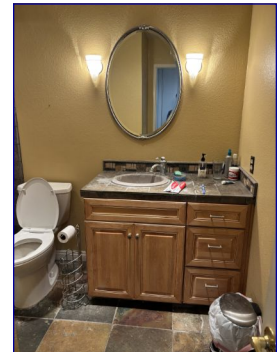
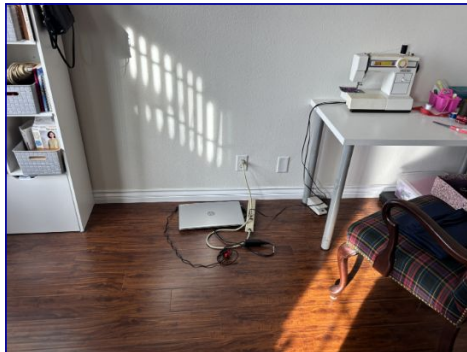
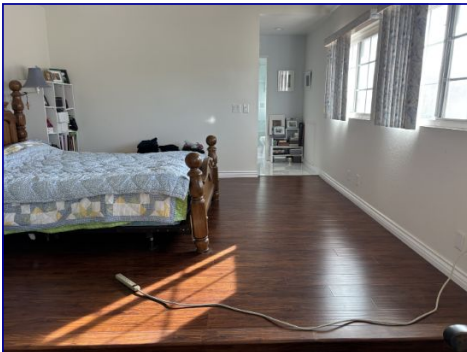
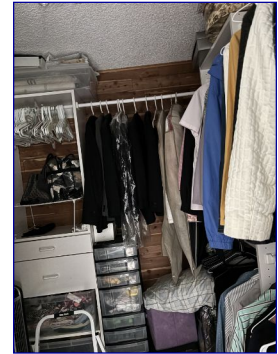
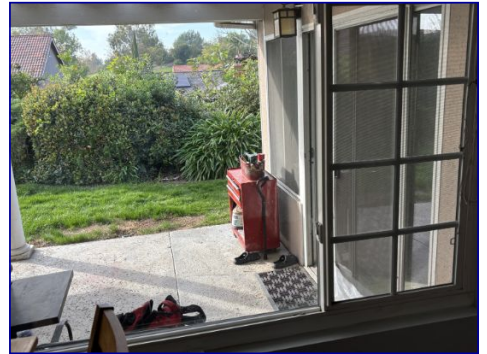
1. Sinks

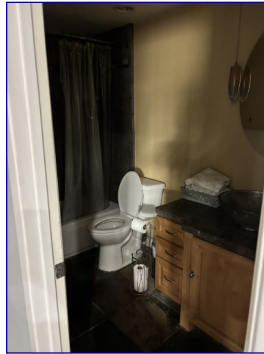
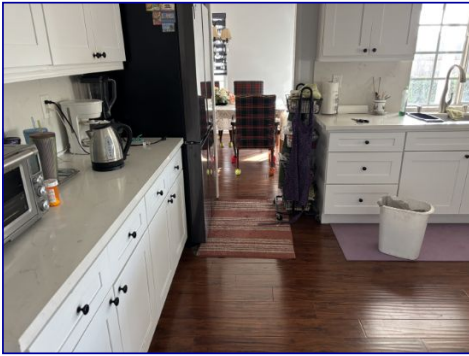


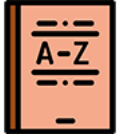
2. Shower/Bathtub Area



Photos







Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.