

# PROPERTY INSPECTION REPORT



**Peter Chung  
P C Home Inspection**

**1065 Lomita Blvd SPC 201  
Inspection Prepared For: Mi Chung  
Agent:**

**Date of Inspection: 12/4/2025  
Year Built: 38 Size: 1500  
Weather: Sunny**

## 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.

## Exterior A/C - Heat Pump 1

Page 13 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"><li>The installed breakers for the air conditioning outdoor condensing unit are oversized, according to the manufacturer's data tag, which is a potential safety concern. Recommend a licensed electrician repair.</li></ul>
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# 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 west.

## 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 side of the house
- The back of the house



The front of the house



The left side of the house



The right side of the house

# House Photos (continued)



The back of the house

## Grounds

### 1. Service Walks



The right side of the house

### 2. Driveway/Parking



#### Materials:

- Asphalt

#### Observations:

- The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed.

# Grounds (continued)



The Driveway View

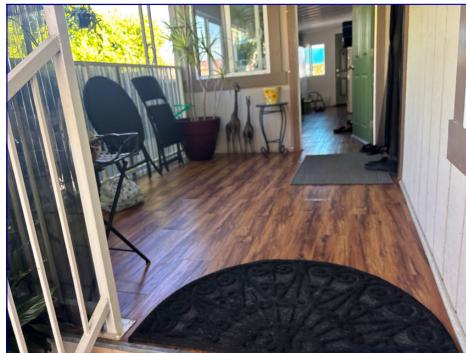


The Driveway View

## 3. Porch



Materials:  
• Composite  
Observations:  
• The Porch View

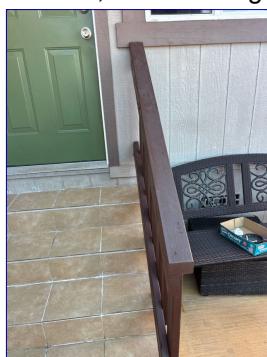


The Porch View

## 4. Steps/Stoop



Materials:  
• Wood  
Condition:  
• Safety hazard  
Observations:  
• There are horizontal railings on the exterior steps. Horizontal railings present a climbing and falling hazard. Wooden hand rail, too wide to grasp. Recommend a professional contractor repair.



# Grounds (continued)

## 5. Deck/Balcony



Materials:

- Wood
- Composite

Observations:

- The Deck/Balcony View



The Deck/Balcony View  
Enclose deck with metal roof

## 6. Fence/Wall

Materials:

- Block
- Wood

Observations:

- The Fence View



The wall View

## 7. 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.

# Grounds (continued)



# Roof

## 1. Roof View

### Roof View:

- The Roof View



## 2. Roof General: Visibility

### Visibility:

- All

### Inspected From:

- Roof

## 3. Roof Style: Type/Style

### Type/Style:

- Asphalt Shingle

### Layers/Age/Location:

- Layers 1+

## 4. Ventilation System



# Roof (continued)

## 5. Flashing



## 6. Condition of Roof Covering

### Condition:

- Sunken area

### Observations:

- There are sunken roof areas. Recommend professional roofers evaluate.



# Exterior

## 1. Siding



Materials:

- Engineered wood: LP smart siding

Condition:

- Recommend repair/painting/staining

## 2. Trim



Materials:

- Wood

Condition:

- Recommend repair/painting

## 3. Fascia



Materials:

- Wood

Condition:

- Recommend repair/painting

Observations:

- The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.

## 4. Flashing



Materials:

- Aluminum/Steel

## 5. Windows/Screens



Materials:

- Vinyl

## 6. Service Entry

Location:

- Underground

## 7. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes

- **GFCI** present: Yes

## 8. Building Exterior Wall Construction



Materials:

- Framed

Observations:

- Outbuildings are not part of the home inspection. Monitor and consult a professional contractor as needed.

# Exterior (continued)



## 9. Exterior Doors

- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Other door one condition: Satisfactory



### Observations:

- The Main Entrance Door



## Exterior A/C - Heat Pump 1

## 1. Exterior A/C - Heat Pump 1



- Location: South
- Location: West
- Brand:
- Approximate Age: 20-25+ years
- Energy source: Electric
- Unit Type: Air cooled
- Maximum fuse/breaker installed (amps): 60 amps
- Level: Yes
- Condenser Fins: Need cleaning
- Insulation: Yes
- Improper clearance (air flow): No

### • Improper cleavage Observations:

- Model # GSC130421AC
- Serial # 0812042101
- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.
- Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards, this Freon will be phased out starting in 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system," the R-22 refrigerant may need to be removed. R-22 may be added to the system if available, or a retrofit option may be available. We recommend saving for repairs and replacement. Consult a licensed HVAC contractor as needed.
- The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the A/C performance before using.
- The installed breakers for the air conditioning outdoor condensing unit are oversized, according to the manufacturer's data tag, which is a potential safety concern. Recommend a licensed electrician repair.



## Garage/Carport

## 1. Type



Type:  
• Carport

# Garage/Carport (continued)

## 2. Automatic Opener



## 3. Roofing

Materials:

- Metal



## 4. Gutters



# Living Room

## 1. Location

Observations:

- The Living Room View

## 2. Electrical

- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

# Great Room

## 1. Location



Location:

- First floor
- Split-level

Observations:

- The Great Room View

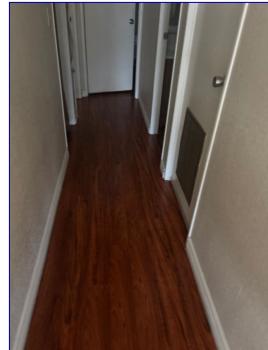
# Great Room (continued)



## 2. Floor

Condition:

- Squeaks in the hallway near the laundry room



## 3. Ceiling Fan



## 4. Electrical

Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



## 5. Heating Source

- Heating source present: Yes



# Great Room (continued)

## 6. Windows



## 7. Other



# Kitchen

## 1. Kitchen Photo

### Photos

- The Kitchen View



## 2. Countertops

### Condition:

- Normal counter top wear and tear



# Kitchen (continued)

## 3. Cabinets

Condition:

- Normal counter top wear and tear



## 4. Plumbing

- Faucet leaks: No



## 5. Walls & Ceiling



## 6. Windows



## 7. Heating/Cooling Source

- Heating source: Yes



## 8. Floor



## 9. Appliances

Appliances:

- Disposal, operable: Yes
- Oven, operable: No
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes



# Laundry Room

## 1. Doors/Walls/Ceiling

Observations:

- The Laundry Room



## 2. Window

Installed:

- Yes



## 3. Laundry Sink

- Laundry sink: N/A

## 4. Heat Source Present

Heat Source Present:

- Yes



## 5. Room Vented

Room Vented:

- Yes



## 6. Dryer Vented

Dryer Vented:

- Floor



## 7. Electrical

Electrical:

- GFCI present: Yes



# Laundry Room (continued)

## 8. Appliances



Appliances:

- Washing machine
- Dryer

## 9. Washer Hook-up Lines

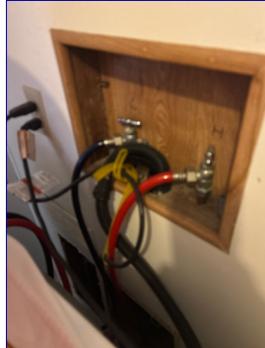


Washer Hook-up Lines:

- Satisfactory

Observations:

- Laundry, washer hook-up view



## 10. Gas Shut-off Valve



Gas Shut-off:

- Yes

# Bathroom 1

## 1. Location



Location:

- Master bath

Observations:

- Bathroom 1 View



# Bathroom 1 (continued)

## 2. Sinks

- Faucet leaks: No



## 3. Bathtubs

- Faucet leak: No
- Pipes leak: No



## 4. Showers

Showers:

- Recommend caulking at the shower area
- Faucet leaks: No
- Pipes leak: No



## 5. Toilet

- Bowl loose: No



## 6. Shower/Bathtub Area

Shower/Bathtub Area:

- Ceramic/Plastic



## 7. Drainage



## 8. Water Flow



## 9. Moisture Stains Present

Moisture Stains:

- Yes
- Ceilings



## 10. Doors



# Bathroom 1 (continued)

## 11. Window



## 12. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

## 13. Heat Source Present

Heat Source:

- Yes



## 14. Exhaust Fan

Exhaust Fan:

- No



# Bathroom 2

## 1. Location

Location:

- First floor bath

Observations:

- Bathroom 2 View



# Bathroom 2 (continued)

## 2. Sinks

- Faucet leaks: No
- Pipes leak: No



## 3. Bathtubs

- Faucet leak: No
- Pipes leak: No



## 4. Showers



## 5. Toilet

- Bowl loose: No



## 6. Shower/Bathtub Area

Shower/Bathtub Area:

- Ceramic/Plastic



## 7. Drainage



## 8. Water Flow



## 9. Moisture Stains Present

Moisture Stains:

- No



## 10. Doors



## Bathroom 2 (continued)

### 11. Window



### 12. Receptacles

- Present: Yes



### 13. Heat Source Present



### 14. Exhaust Fan



## Bedroom 1

### 1. Location



Location:  
• First floor  
Observations:  
• Bedroom 1 View



# Bedroom 1 (continued)

## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



### Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

## 6. Heating Source Present



### Heating Source:

- Yes

## 7. Bedroom Egress



### Egress:

- Egress restricted: No

## 8. Door



## 9. Window(s)



# Bedroom 2

## 1. Location

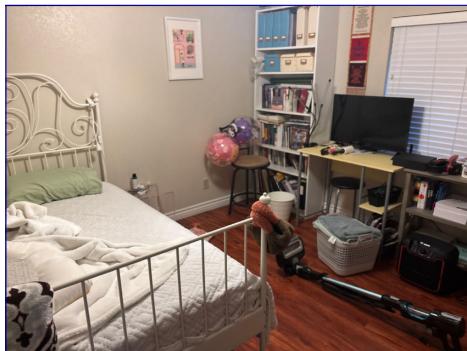


Location:

- First floor

Observations:

- Bedroom 2 View



## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

## 6. Heating Source Present



Heating Source:

- Yes

## 7. Bedroom Egress



Egress:

- Egress restricted: No

## Bedroom 2 (continued)

### 8. Door



### 9. Window(s)

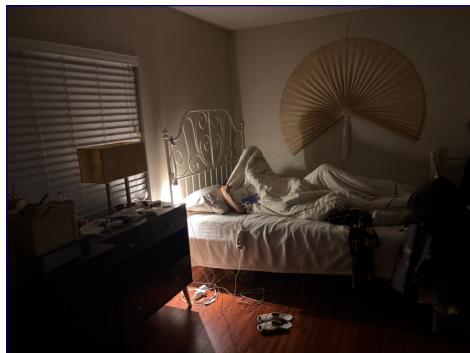


## Bedroom 3

### 1. Location



Location:  
• First floor  
Observations:  
• Bedroom 3 View



### 2. Walls & Ceiling



### 3. Floor



# Bedroom 3 (continued)

## 4. Ceiling Fan



## 5. Electrical



Electrical:

- Switches operable: Yes

## 6. Heating Source Present



Heating Source:

- Yes

## 7. Bedroom Egress



Egress:

- Egress restricted: No

## 8. Door



## 9. Window(s)



# Stairs, Steps, Hallways

## 1. Stairs, Steps, Hallways



Observations:

- The Hallway View

# Stairs, Steps, Hallways (continued)



## Smoke/Carbon Monoxide Detectors

### 1. Smoke/Carbon Monoxide Detectors



## Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable

## Attic/Structure/Framing/Insulation

### 1. Access to Attic/Inspected From/Location



### 2. Vapor Barriers

## Vapor Barrier:

- Improperly installed

# Crawl Space

## 1. The Crawl Space



## 2. Access



Materials:

- Full Crawlspace
- Conditioned: No

## 3. Foundation Walls

Materials:

- Steel beams

## 4. Floor



Materials:

- Dirt

Condition:

- Vapor barrier present: Only 30 percent of the area

## 5. Drainage



Drainage:

- Sump pump: No
- Standing water: No
- Evidence of moisture damage: No

## 6. Ventilation



## 7. Girders/Beams/Columns



Materials:

- Steel

## 8. Electrical



## 9. Insulation



Materials:

- Fiberglass

# Crawl Space (continued)



## 10. Vapor Barrier

Vapor Barrier:  
• Not visible



# Plumbing

## 1. Main Shut-off Location



Location:  
• On the right  
side exterior wall

Observations:  
• The main water shut off



# Plumbing (continued)

## 2. Water Entry Piping

Type:

- Copper/Galvanized



## 3. Lead Other Than Solder Joints

Condition:

- No

## 4. Visible Water Distribution Piping

Materials:

- Copper
- **PVC** Plastic



## 5. Flow



## 6. Pipes Supply/Drain

Supply/Drain:

- Cross connection: No



## 7. Drain/Waste/Vent Pipe

Materials:

- **ABS**
- Support/Insulation
- Metal strapping
- Plastic supports



## 8. Traps - Proper P-Type/Drainage

Condition:

- Yes
- Drainage: Satisfactory



# Plumbing (continued)

## 9. Fuel Line

Materials:

- Fuel line: Black iron
- Fuel line: **CSST**



## 10. Main Fuel Shut-off Location



# Water Heater

## 1. Brand Name

Brand Name::

- Brand: Rheem

Observations:

- The Water Heater Area
- The Water Heater Data Tag

# Water Heater (continued)



## Heating System

### 1. Brand

Brand:

- Brand: Coleman

Observations:

- The furnace area: hallway
- The furnace, data tag



### 2. Energy Source/Warm Air System

- Gas

### 3. Combustion Air Venting Present

Combustion Air Venting:

- Yes

### 4. Safety Controls

Safety Controls:

- Gas shut off valve: Yes

### 5. Distribution

Distribution:

- Insulated flex duct

# Heating System (continued)

## 6. Flue Piping

Flue Piping:

- Properly installed

## 7. Filter

Filter:

- Standard

## 8. When Turned On By Thermostat

When Turned On:

- Proper operation: Yes

## 9. Operation

- System not operated due to: Exterior temperature

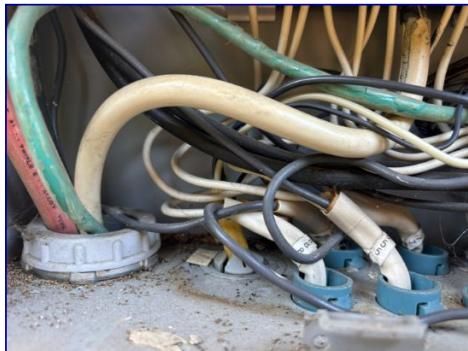
# Electric - Main Panel

## 1. Main Panel General



Observations:

- The main electrical service panel



## 2. Location



Location:

- Exterior wall

## 3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

# Electric - Main Panel (continued)

## 4. Amperage/Voltage

Amperage/Voltage:  
• 100a



## 5. Breakers/Fuses

• Breakers/Fuses: Breakers



## 6. Appears Grounded

• Appears Grounded: Yes



## 7. GFCI/AFCI Breaker



## 8. Main Wire

Main Wire:  
• Copper



## 9. Branch Wire

Type:  
• Copper



# Cooling System - Interior

## 1. Cooling System: General

General:  
• Central System



Observations:

• Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards this Freon will be obsolete in the year 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system" The R-22 refrigerant must be removed. A retrofit option may be available that may be less expensive than replacement. We recommend saving for repairs/replacement. Consult a licensed HVAC contractor as needed.

# Cooling System - Interior (continued)

## 2. Age



## Age:

- Age: 15-20+ years

## Observations:

- The average life expectancy for an air conditioning system is 8-15 years. Recommend budgeting for repairs and/or replacement.

## 3. Evaporator Coil



## Evaporator Coil:

- Not visible

## 4. Condensate Line

## Materials:

- To exterior

## 5. Secondary Condensate Line

## Secondary Condensate Line:

- Present: No

## 6. Differential

## Differential:

- Differential:

## 7. Condition



## Condition:

- Not operated due to exterior temperature



# Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.