

# Property Inspection Report

Inspector: Peter Chung, P.C. Home Inspection  
Cover Page



6115 N. Jensen Place, Placentia, CA 92870

Inspection prepared for: Sam Kim

Date of Inspection: 2/3/2026 Time: 10:00 am

Age of Home: 1995 Size: 2,625 sf

***P C Home Inspection***

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Inspector: Peter Chung

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## Report Summary

# 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 7 Item: 1 Service Walks

- One step on the walkway is a trip hazard. Recommend a professional contractor to find the solution



One step on the walkway is a trip hazard. Recommend a professional contractor to fix

### Page 9 Item: 6 Hose Bibs

- 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.



Hose bib operational.

### Page 9 Item: 7 Gas System Condition

- Gas line is not properly capped. Safety hazzard





Unused gas outlet needs to be capped with a real plug on the Westside wall in the back patio

Laundry Room

Page 17 Item: 1 Doors/Walls/Ceilin g	<ul style="list-style-type: none"><li>• The Kitchen/Laundry Room sliding door does not open</li><li>• The latch is broken</li></ul>
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The door latch not working



The Kitchen/Laundry Room sliding door does not open

Bathroom 2

Page 19 Item: 1 Location	<ul style="list-style-type: none"><li>• Door hard to open and close</li></ul>
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Door is jammed

Fireplace

Page 23 Item: 1 Location	<ul style="list-style-type: none"><li>• The Fireplace View: Gas pipe has a plug and the fireplace is unusable</li></ul>
Page 24 Item: 4 Fireplace	<ul style="list-style-type: none"><li>• Fireplace is as line is capped and it is unusable.</li></ul>



The Fireplace View: Gas pipe has a plug and the fireplace is unusable



Gas line is capped and the fireplace is inoperable

Attic/Structure/Framing/Insulation

Page 25 Item: 1 Access to Attic/Inspected From/Location	<ul style="list-style-type: none"><li>• Attic Insulation is displaced • There are personal items in the attic. Recommend to remove them.</li></ul>
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The Attic View



Scuttle Hole not insulated

Page 25 Item: 3 Insulation	<ul style="list-style-type: none"><li>• Insulation is displaced in the attic. Recommend a professional contractor re-distribute the insulation.</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 south.

## 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 South side of the house
- The East side of the house
- The North side of the house •
- The Westside of the house



The South side of the house in the front



The East side of the house



The North side of the house

# House Photos (continued)



The North side of the house



The South side of the house in the back

## Grounds

### 1. Service Walks

Materials •

Concrete

Comments •

The Service Walk View • Brick

joints have been deteriorated. Re-grouting the joints is recommended • One step on the walkway

is a trip hazard. Recommend a professional contractor to find the solution • One step on the walkway is a trip hazard. Recommend a professional contractor to find the solution



One step on the walkway is a trip hazard. Recommend a professional contractor to fix



The Steps/Stoop View

### 2. Driveway/Parking Materials:

• Concrete

Observations:

• The Driveway

View



# Grounds (continued)



## 3. Steps/Stoop

Materials: •

Concrete

Observations: •

The step risers are uneven on the exterior steps, which may present a trip hazard. Recommend a licensed general contractor repair or replace as needed. • The Steps/Stoop View

## 4. Patio

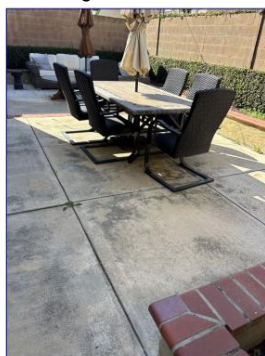
Materials: •

Concrete •

Brick

Observations: •

The patio slab has black stains all over. Recommend a through cleaning

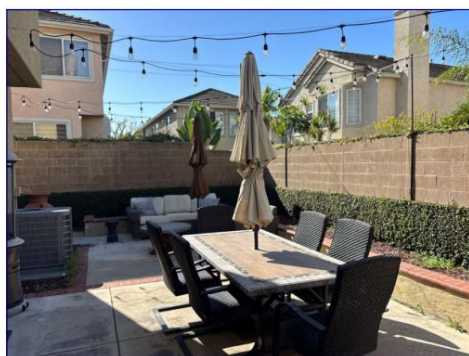


The patio slab has black stains all over. Recommend a through cleaning

## 5. Fence/Wall

Materials:

• Block



The Fence View

# Grounds (continued)

## 6. Hose Bibs Hose

Bibs: • Yes,

operable Condition:

• No anti-

siphon valve • Recommend

anti-siphon valve Observations: • Hose

bib operational. •

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. • **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.



Hose bib operational.

## 7. Gas System Condition Observations:

.

• Gas line is not properly capped. Safety hazzard • **Gas**

**line is not properly capped. Safety hazzard**



Unused gas outlet needs to be capped with a real plug on the Westside wall in the back patio

# Roof

## 1. Roof View

Roof View:

• The Roof View

Solar panels test 123

# Roof (continued)



The Roof View  
Solar panels



The Roof View  
Solar panels



The Roof View  
Solar panels

## 2. Roof General: Visibility Visibility: •

Limited by:

Height Inspected From:

- Ground • With binoculars

## 3. Roof Style: Type/Style Type/Style: •

Tile • Gable

Layers/

Age/

Location: • Unknown •

Unknown •

Location:

House

## 4. Ventilation System Type: •

Soffit

Observations: •

The Powered Vent



The Soffit Vent

## 5. Flashing

Materials: •

Galv/Alum

Painted

6. Vents

Condition: •  
Not visible

Exterior

1. Chimney Chase General:

• Location:  
South Side of Roof • Viewed From:  
Ground (Inspection Limited) • Chase: Metal Factory-built  
(prefabricated) fireplace chimney with stucco chase observed. Cap and termination appeared intact at time of inspection. • Chase: Framed  
Observations: • Flue: Not visible • Evidence of:  
Not evaluated  
Observations: •  
The Chimney Chase



2. Siding

Materials: •  
Stucco  
Observations: •  
Stucco wall has black stains all over. Recommend to clean the wall

3. Trim

Materials: •  
Wood

4. Soffit

Materials: •  
Wood

5. Fascia

Materials: •  
Wood



# Exterior (continued)

## 6. Flashing

Materials: •  
Aluminum/Steel

## 7. Windows/Screens

Materials: •  
Vinyl

## 8. Slab-On-Grade Foundation

Materials/Condition: • Not  
visible

## 9. Service Entry

Location: •  
Underground

## 10. Exterior Receptacles

Receptacles/Condition: •  
Exterior receptacles: Yes •  
GFCI present: Yes •  
GFCI, operable: Yes



Located in the Westside wall in the back

## 11. Building Exterior Wall Construction Materials: • Not Visible

## 12. Exterior Doors •

Main entrance door condition: Satisfactory •  
Patio door condition: Satisfactory

# Exterior A/C - Heat Pump 1

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

- Location: West •
- Approximate Age: 1-5+ years • Energy source: Electric • Unit Type: Air cooled Observations: • Model # 4AC17L42P-52A • Serial #1923B52767 • The air conditioner compressor/condenser data plate.



The air conditioner compressor/condenser data plate.

# Garage/Carport

## 1. Type

- Type: • Attached
- Observations: • The Garage View

## 2. Automatic Opener

- Operation: • Operable

## 3. Safety Reverse

- Operation: • Operable

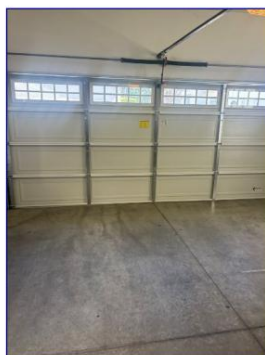
## 4. Window

- Materials: • Aluminum/Vinyl

## 5. Floor

- Materials: • Concrete
- Condition: • Expected cracks

# Garage/Carport (continued)



Concrete floor

## 6. Sill Plates Type:

- Not visible

## 7. Overhead Door(s)

- Materials: •  
Metal

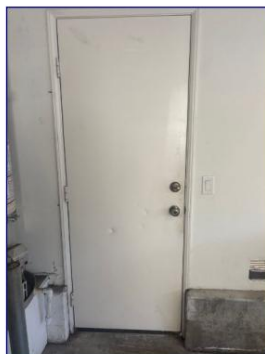
- Observations: •  
Garage overhead door view.



The Garage Overhead Door View

## 8. Exterior Service Door Observations:

- Garage exterior service door view.



Garage exterior service door view.

# Garage/Carport (continued)

## 9. Electrical Receptacles •

Electrical receptacles: Yes •

GFCI present: Yes

## 10. Fire Separation Walls & Ceiling Fire Wall: • Fire

door:

Satisfactory 1.75"

# Living Room

## 1. Location

Location:

• First floor

Observations: •

The Living Room View



The Living Room View

## 2. Electrical

• Switches: Yes •

Switches, operable: Yes •

Receptacles: Yes •

Receptacles, operable: Yes • Open

ground: No • Reverse

polarity: No

## 3. Heating Source •

Heating source present: Yes

# Dining Room

## 1. Location

Location:

• First floor

Observations: •

The Dining Room View



## Dining Room (continued)



The Dining Room View

### 2. Electrical

Condition: •  
Switches: Yes

### 3. Heating Source •

Heating source present: Yes

## Kitchen

### 1. Kitchen Photo

Photos

- The Kitchen View



The Kitchen View



The Kitchen View



The Kitchen View



The Kitchen View

# Kitchen (continued)

## 2. Plumbing •

Faucet leaks: No • Sink/

Faucet: Satisfactory Observations:

• Kitchen plumbing

view • There was a normal

garbage disposal installed. The home waste disposal is a septic system. Using a garbage disposal will increase the solids in the septic system. This may require more frequent pumping and system maintenance. Consult a septic professional for maintenance and repair as needed.

## 3. Heating/Cooling Source •

Heating source: Yes

## 4. Appliances

Appliances: •

Disposal, operable: Yes • Oven,

operable: Yes • Range,

operable: Yes • Dishwasher,

operable: Yes • Exhaust fan,

operable: Yes • Refrigerator,

operable: Yes • Microwave, operable:

Yes • Dishwasher airgap: Yes •

Dishwasher drain line looped:

Yes • GFCI Installed: Yes • GFCI Operable:

Yes

# Laundry Room

## 1. Doors/Walls/Ceiling

Observations: •

The Kitchen/Laundry Room sliding door does not open • The latch is broken • The Kitchen/

Laundry Room sliding door does not open • The latch is broken



The door latch not working



The Kitchen/Laundry Room sliding door does not open

## 2. Heat Source Present

Heat Source Present: •

Yes

# Laundry Room (continued)

## 3. Dryer Vented Dryer

Vented: • Wall

## 4. Appliances

Appliances: •  
Washing machine • Dryer

Observations: •  
The Washer View • The  
Dryer view



Washing machine legs need to be adjusted not to wobble

# Bathroom 1

## 1. Location

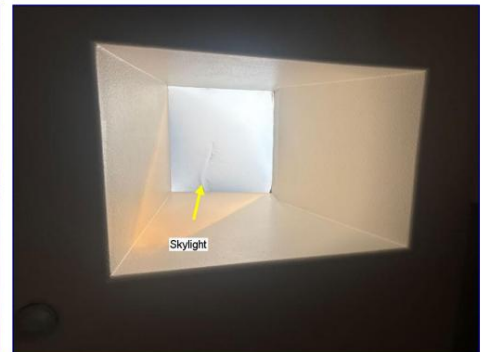
Location: •  
Master bath •  
Split floor bath  
Observations: •  
Bathroom 1 View •  
Skylight present



Bathroom 1 View



Bathroom 1 View



Skylight present

## 2. Sinks

• Faucet leaks: No •  
Pipes leak: No

# Bathroom 1 (continued)

## 3. Bathtubs •

Faucet leak: No •

Pipes leak: No

## 4. Showers

Showers: •

Faucet leaks: No •

Pipes leak: No

## 5. Toilet •

Bowl loose: No •

Operable: Yes

## 6. Shower/Bathtub Area

Shower/Bathtub Area: •

Ceramic/Plastic

## 7. Moisture Stains Present

Moisture Stains: •

No

## 8. Receptacles •

Present: Yes •

Operable: Yes •

GFCI present: Yes •

GFCI operable: Yes

## 9. Heat Source Present

Heat Source: •

Yes

## 10. Exhaust Fan

Exhaust Fan: •

No

# Bathroom 2

## 1. Location

Location:

• Second floor bath

Observations: •

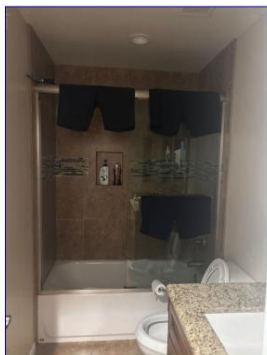
Bathroom 2 View •

Door hard to open and close • Door

hard to open and close



## Bathroom 2 (continued)



Bathroom 2 View



Door is jammed

### 2. Sinks •

Faucet leaks: No •  
Pipes leak: No

### 3. Bathtubs •

Faucet leak: No •  
Pipes leak: No

### 4. Showers

Showers: •  
Faucet leaks: No •  
Pipes leak: No

### 5. Toilet •

Bowl loose: No •  
Operable: Yes

### 6. Shower/Bathtub Area

Shower/Bathtub Area: •  
Ceramic/Plastic

### 7. Moisture Stains Present

Moisture Stains: •  
No

### 8. Receptacles •

Present: Yes •  
Operable: Yes •  
GFCI present: Yes •  
GFCI operable: Yes

### 9. Heat Source Present

Heat Source: •  
Yes

### 10. Exhaust Fan

Exhaust Fan: •  
Yes

# Bathroom 3

## 1. Location

Location:

- First floor half bath

Observations: •

Bathroom 3 View



Bathroom 3 View

## 2. Sinks

- Faucet leaks: No •

Pipes leak: No

## 3. Bathtubs

- Bathtubs: N/A •

Faucet leak: No •

Pipes leak: No

## 4. Showers

Showers:

- N/A

## 5. Toilet

- Bowl loose: No •

Operable: Yes

## 6. Shower/Bathtub Area

Shower/Bathtub Area: • N/A

## 7. Receptacles

- Present: Yes •

Operable: Yes •

GFCI present: Yes •

GFCI operable: Yes

**8. Heat Source Present**

Heat Source: •  
Yes

## Bedroom 2

**1. Location**

Location: •  
Second floor  
Observations: •  
Bedroom 2 View



Bedroom 2 View

**2. Electrical**

Electrical: •  
Switches operable: Yes •  
Receptacles operable: Yes

**3. Heating Source Present Heating**

Source:  
• Yes

## Bedroom 3

**1. Location**

Location: •  
Second floor  
Observations: •  
Bedroom 3 View

## Bedroom 3 (continued)



Bedroom 3 View

### 2. Electrical

Electrical: •  
Switches operable: Yes •  
Receptacles operable: Yes

### 3. Heating Source Present Heating

Source: • Yes

## Bedroom 4

### 1. Location

Location: •  
Second floor

## Fireplace

### 1. Location

Location: •  
Living room  
Observations: •  
The Fireplace View: Gas pipe has a plug and the fireplace is unusable • **The Fireplace View: Gas pipe has a plug and the fireplace is unusable**

### 2. Type

Type: •  
Gas

### 3. Material

Material: •  
Masonry

# Fireplace (continued)

## 4. Fireplace

Fireplace: •  
Not evaluated

Observations: •

Fireplace is as line is capped and it is unusable. • **Fireplace is as line is capped and it is unusable.**



The Fireplace View: Gas pipe has a plug and the fireplace is unusable



Gas line is capped and the fireplace is inoperable

# Stairs, Steps, Hallways

## 1. Stairs, Steps, Hallways Stairs, Steps,

Hallways: • Stairs condition:  
Satisfactory Observations: • The  
Upper Stair View  
• The Lower Stair View



The Upper Stair View



The Lower Stair View

# Smoke/Carbon Monoxide Detectors

## 1. Smoke/Carbon Monoxide Detectors Materials:

• Smoke  
detectors are present • Carbon  
monoxide detectors are present



# Attic/Structure/Framing/Insulation

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

Access Inspected From:

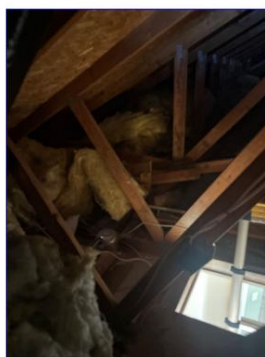
Observations: •

The Attic View •

Attic Insulation is displaced • There are personal items in the attic. Recommend to remove them. • Attic Insulation is displaced • There are personal items in the attic. Recommend to remove them.



The Attic View



Scuttle Hole not insulated



Scuttle Hole View

## 2. Flooring

Flooring:

• None

## 3. Insulation

Insulation: •

Fiberglass •

Approximate depth: 12 inches Materials:

• Displaced

Observations:

• Insulation is

displaced in the attic. Recommend a professional contractor re-distribute the insulation. • Insulation is displaced in the attic. Recommend a professional contractor re-distribute the insulation.



Insulation is displaced in the attic. Recommend a professional contractor re-distribute the insulation.

# Attic/Structure/Framing/Insulation (continued)

## 4. Vapor Barriers Vapor

Barrier: • Not visible

## 5. Ventilation

Ventilation: •

Recommend additional ventilation •

Recommend baffles at eaves

Observations: •

The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.

## 6. HVAC Duct



## 7. Structural problems observed Structural

Problems: • Yes

## 8. Roof Structure

Roof Structure: •

Trusses

• Wood



Attic View

## 9. Ceiling joists Ceiling

Joists: • Wood

# Attic/Structure/Framing/Insulation (continued)

## 10. Sheathing

Sheathing: •  
OSB

## 11. Evidence of condensation/moisture/leaking Condensation/Moisture/

Leaking: • Evidence of condensation: No

## 12. Electrical

Electrical: •  
No apparent defects

## 13. Attic/Structure/Framing/Insulation: Other



The Attic View

# Ventilation Systems

## 1. Dryer Vent Condition

Observations: •  
Dryer vent present



Dryer vent present

## 2. Kitchen Vent Condition

Observations: •  
Kitchen vent present

## Glossary 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.