Inspection Report

Sun Chun-Burbank

Property Address:
2006 Nutwood Ave
Fullerton CA 92831



Inspection Industries, LLC

Jerry Blodgett

(714) 719-2274
jerry@i2inspections.com

Date: 9/15/2026	**Time:** 02:00 PM	**Report ID:** 2006Nutwood
Property: 2006 Nutwood Ave Fullerton CA 92831	**Customer:** Sun Chun-Burbank	**Real Estate Professional:** Kay Lee Circa Properties

Comment Key or Definitions

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered. Any recommendations by the inspector to repair, replace, monitor, review or evaluate should always be performed by a qualified licensed contractor that specializes in the appropriate profession. Any and all costs associated with further inspection, estimates, repairs or replacement fees of an item, component or unit should be considered.

Acceptable Condition (AC) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended or its condition.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended and needs further inspection and repair or replacement by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home inspection does not include any research on the property's permitting history. Prior to closing, check the municipal records pertaining to this property. You should confirm that any necessary permits were obtained for recent repairs, upgrades, modifications and additions, and that these permits were subsequently approved by municipal authorities after the work was completed.

In Attendance:	**Type Of Building:**	**Approximate Age Of Building:**
Listing Agent	Single Family (1 story)	72 Years
Temperature:	**Weather:**	**Ground/Soil Surface Condition:**
85 (F)	Clear	Dry
Rain In Last 3 Days:		
No		

General Summary

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Customer
Sun Chun-Burbank

Address
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Fullerton CA 92831

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Exterior

EXTERIOR WALL CLADDING

Repair or Replace

1 The wood siding at the rear of the garage is damaged. A qualified licensed contractor should repair as needed.



2 Openings/holes/gaps in the exterior sidings need to be sealed and repaired to prevent moisture intrusion at the rear side of the home.





EAVES, SOFFITS AND FASCIAS

Repair or Replace

3 The wood soffit and eaves at the front side of the home, wood fascia at the front left and rear sides of the home and sheathing at the left side of the garage are damaged. A qualified licensed contractor should repair as needed.



Front



Front



Front Left



Garage



Rear

DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Repair or Replace

4 Posts at the patio cover are damaged and brackets are using incorrect fasteners. A qualified licensed contractor should repair as needed.

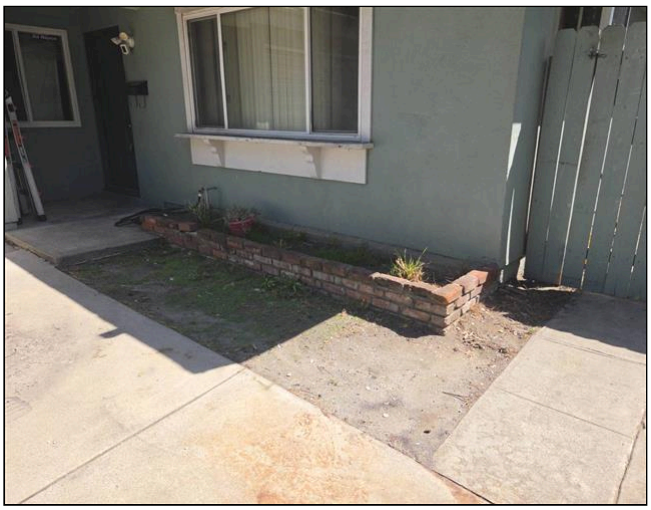




DRAINAGE, GRADING, PATIO, WALKS AND FENCING

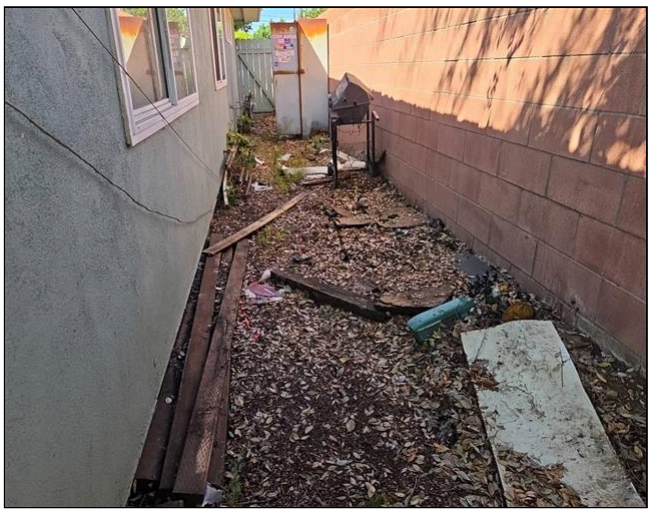
Repair or Replace

5 Flower beds are built against the exterior walls of the home at the front without visible drainage provisions. Excessive water will collect in the flower beds and may damage the foundations, exterior cladding, interior structural components and is conducive mold/fungus growth. Unless otherwise noted in the report, there were no apparent signs of damage at the time of inspection. Consider removal of the flower beds or drainage improvements to prevent damage.



6 The landscape grades are incorrectly sloped at the left side of the home and rear side of the garage. This may allow standing water, water intrusion and/or damage. Have a qualified licensed contractor correct the landscape, install hardscaped surfaces and/or add an in-ground drainage system so that water can be properly controlled and drained away from the home and garage.





7 The wood gates at the left and right sides are damaged and the wood fencing at the rear is leaning and damaged. A qualified licensed contractor should repair as needed.





8 A section of the block wall fencing at the right has some cracked/broken block showing signs of movement. A qualified licensed contractor should repair as needed.



II. Roofing

ROOFING MATERIALS

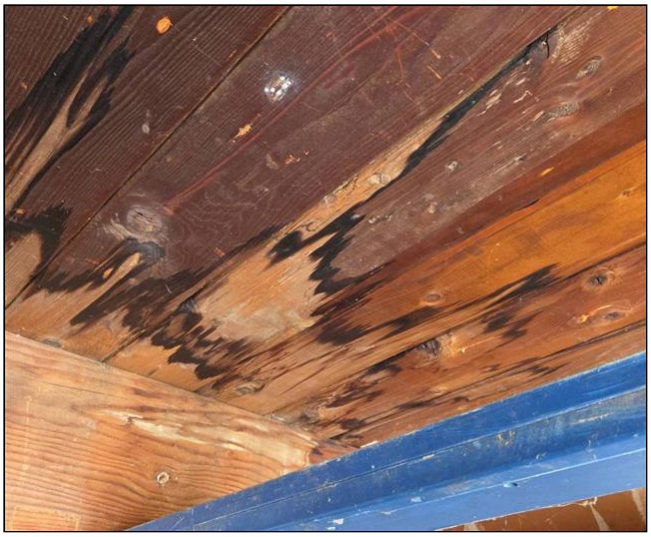
Repair or Replace

9 **The roofing materials have granule loss, damage, exposed nails with signs of leaking into the attic and garage. The roof coverings should be replaced to prevent further leaking and damage by a qualified licensed roofing contractor.**









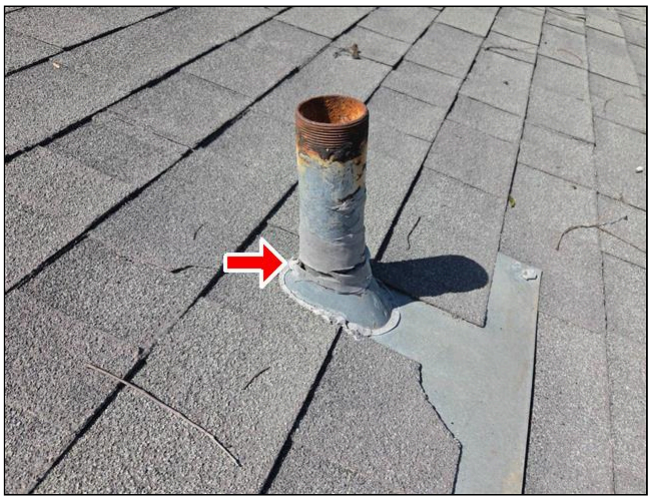


FLASHINGS

Repair or Replace

10 **Gaps exist at some of the vent stack roof flashings. Gaps in the flashings can allow rain water into the attic and home causing damage. Have a qualified licensed roofing contractor properly seal and repair the flashings to prevent leaking.**







CHIMNEYS

Repair or Replace

11 The chimneys are missing a rain cap/spark arrestor at the crown. Have a qualified licensed contractor install to prevent water intrusion and embers from escaping the chimneys.



RAIN GUTTERS & DOWNSPOUTS

Repair or Replace

12 The rain gutter downspout and roof scupper downspout need elbows and splash-blocks at the front and street sides of the garage to properly direct run off away. Install as needed.



III. Electrical System

SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

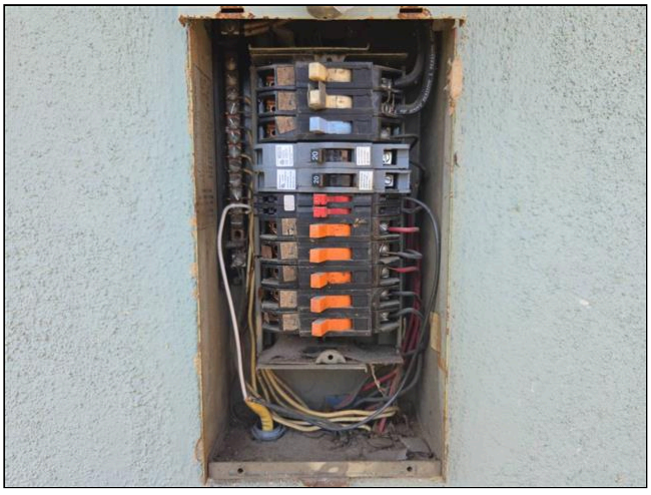
Repair or Replace

13 **The size of the electrical system and panel appear to be out dated and/or undersized for this home. The current system may not allow for proper operation and use of modern electrical devices and appliances. Contact a qualified licensed electrical contractor for further evaluation and upgrade.**





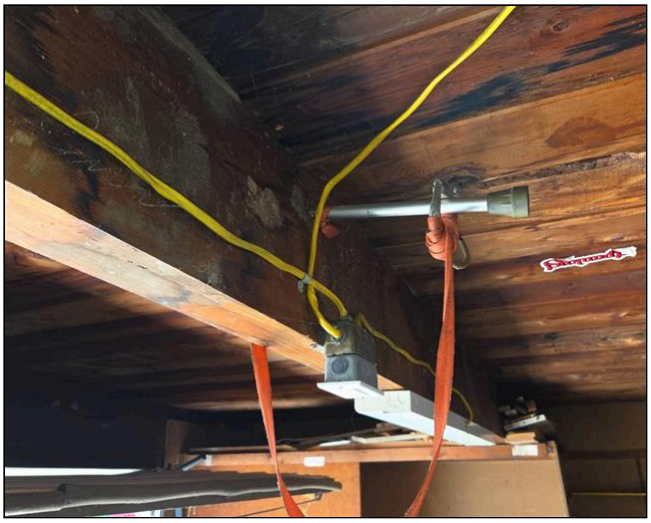
14 **A Zinsco/Sylvania electrical panel and breakers is present in the home. This brand of panel and breakers is known to have problems associated with defective circuit breakers not tripping during overload. When this occurs it is an electrical fire hazard. Have a qualified licensed electrical contractor evaluate and replace as necessary.**



BRANCH CIRCUIT CONDUCTORS

Repair or Replace

15 Electrical wiring is exposed at the garage interiors. Even if the wiring is secured, it can be damaged and become a shock hazard. I recommend a qualified licensed electrician re-install new wiring inside conduit to prevent potential damage and shock.



CONNECTED DEVICES AND FIXTURES

Repair or Replace

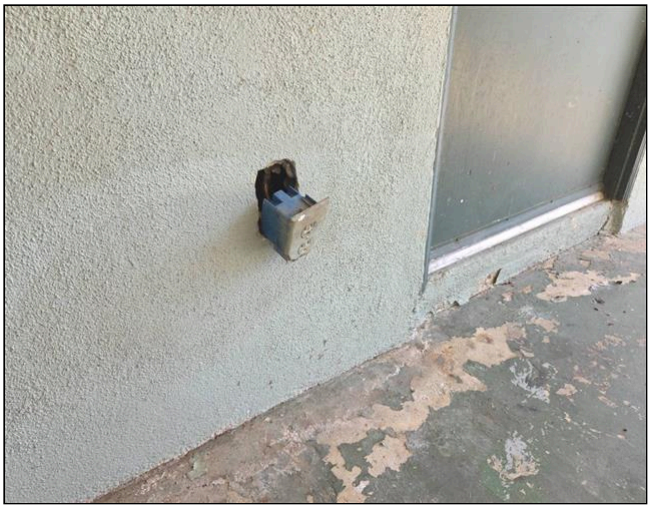
16 The doorbell button is missing at the front porch and not operational. A doorbell should be operational to alert occupants to an emergency outside the home. Repair or replace as needed.



17 A light fixture is missing at the patio cover. A qualified licensed electrical contractor should correct as needed.



18 An electrical outlet box is loose at the exterior wall, outside the laundry room exterior door. This is a safety issue that needs to be corrected by a qualified licensed electrical contractor.



19 Electrical outlets are damaged, outlets and switches are missing cover plates at several areas of the home . Electrical issues are considered hazardous until repaired by a qualified licensed electrical contractor as needed.



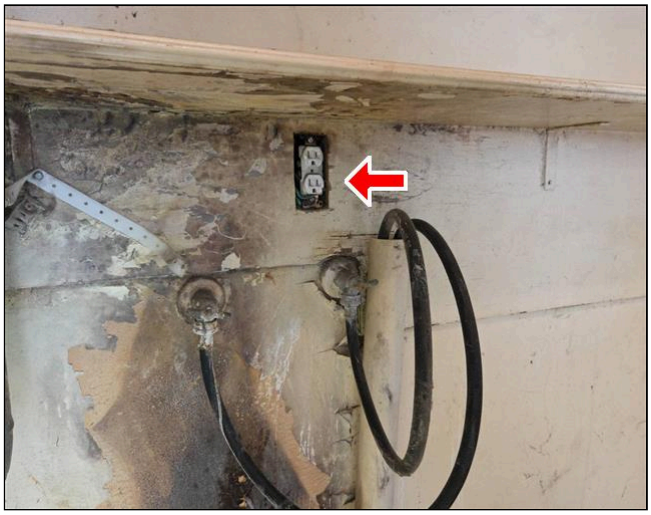




GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

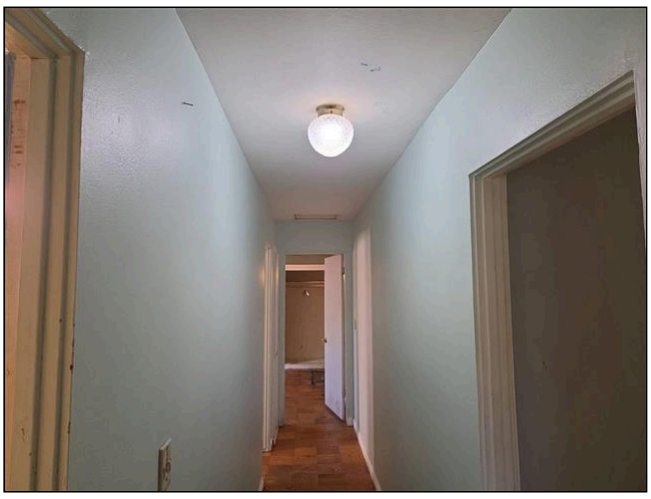
20 Upgrade *all* exterior, garage, laundry area, bathroom, dish/disposal and kitchen counter top outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.


SMOKE DETECTORS

Not Present

21 The smoke detectors are missing and or are older than 10 years at the hallway and inside each bedroom. Without working smoke detectors you have no first alert to a possible fire. Install new 10 year, tamper-proof smoke detectors for safety.

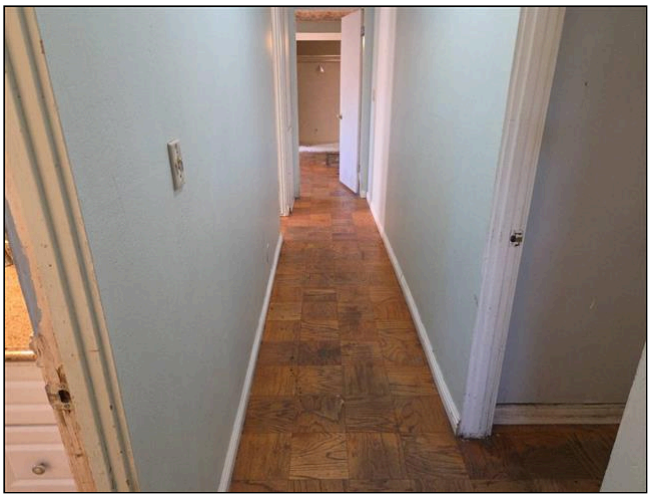



CARBON MONOXIDE DETECTORS

Not Present

22 There is no carbon monoxide detector found in the home. It is required that one be installed according

to the manufacturer's instructions, for safety.



V. Insulation and Ventilation

VENTILATION OF ATTIC and/or FOUNDATION AREAS

Repair or Replace

23 Ventilation in the attic is inadequate. High temperatures will contribute to premature wear of the roof covering and negatively affect interior comfort levels. Have a qualified contractor install additional ventilation.



VI. Heating

NORMAL OPERATING CONTROLS

Repair or Replace

24 The thermostat is damaged. This prevented testing and operation of the heating system. Have a qualified licensed HVAC contractor install a new thermostat and test for operation as needed.

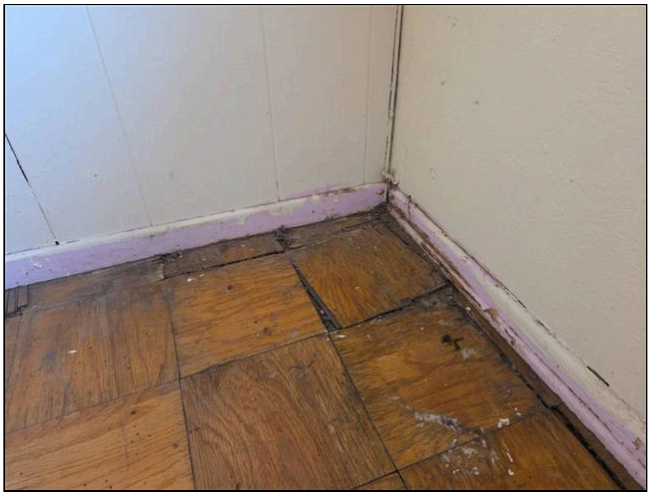


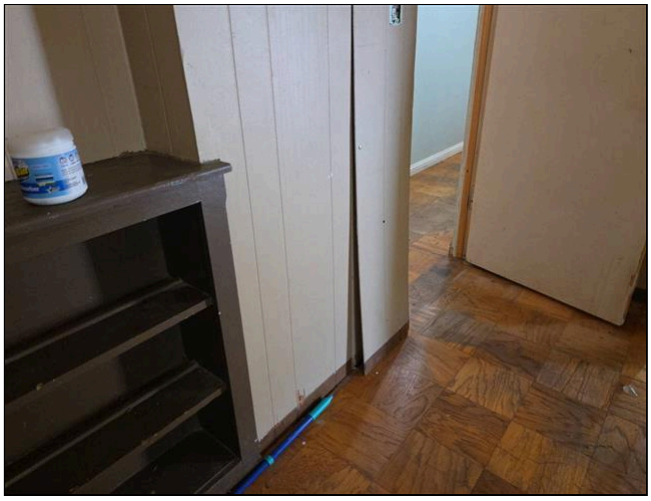
VIII. Interiors

WALLS

Repair or Replace

25 Interior walls show discoloration/staining & damage throughout the home. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Inquire with the seller for past and/or current problems, any repairs performed, additional information, etc and have a qualified licensed contractor evaluate further and perform all necessary repairs.









FLOORS

Repair or Replace

26 Interior flooring is stained and damaged throughout the home. While this is cosmetic, the repair cost should be considered due to the amount of material needed for replacement.





COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

27 Cabinetry is damaged in the kitchen, laundry and hall bath. A qualified licensed contractor should replace as needed.







DOORS

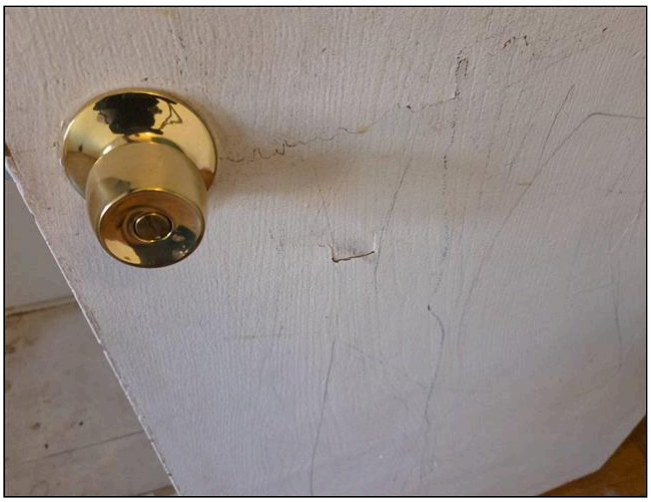
Repair or Replace

28 Interior doors are missing, damaged and or have damage hardware throughout the home. Replace as needed.










WINDOWS

Repair or Replace

29 The window over the hall bath tub/shower is not tempered safety glass. This is a slip & fall injury hazard; glass around a tub/shower will break into large shards when broken if it is not tempered glass. Have a qualified licensed contractor replace for safety.

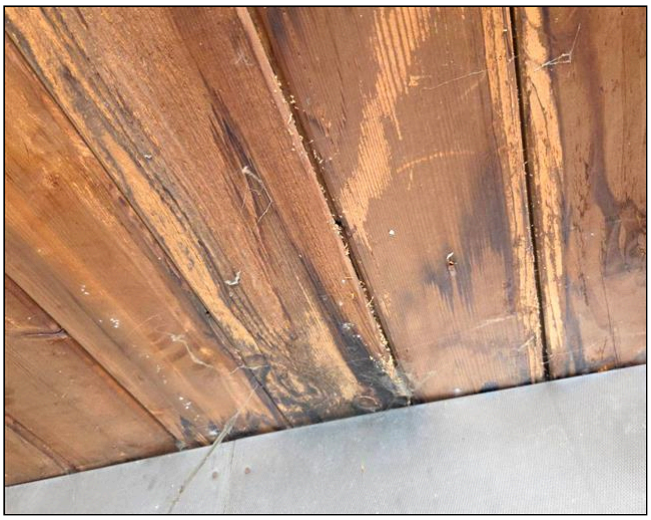


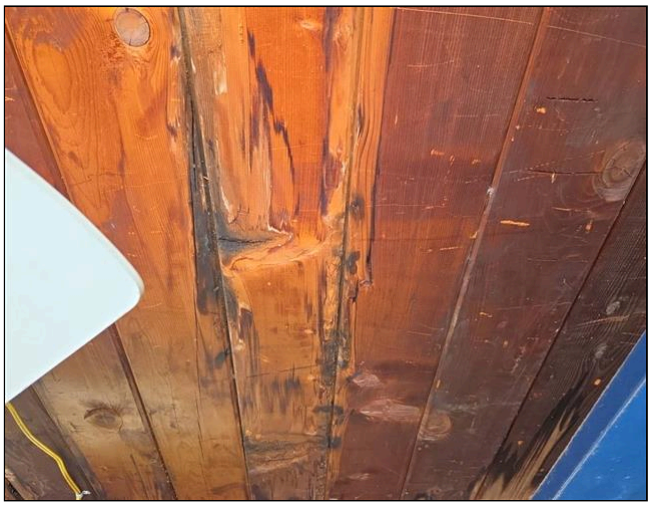
IX. Garage/Carport

GARAGE CEILINGS

Repair or Replace

30 **Water stains and damage are visible on the garage roof sheathing resulting from roof leakage. Have a qualified licensed roofing contractor evaluate further and repair as needed.**





GARAGE FLOOR

Repair or Replace

31 **Cracking exists in the garage foundation wall at the rear. The cracking may require repairs. A qualified licensed foundation contractor should review and perform all necessary repairs.**



X. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

32 An exterior clean out is missing a proper cap at the exterior of the primary bathroom. A qualified licensed plumber should repair as needed.



33 The tub drain is slow or clogged at the hall bath. I am unable to determine the cause of the slow drain/clog. A qualified licensed plumber should repair as needed.



PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

34 The handle for the hose bib missing at the front. A qualified licensed plumber should repair as needed.



35 The sink hot water supply hose is leaking in the hall bath. Repairs are needed to stop leaking water from damaging surrounding materials. A qualified licensed plumber should repair as needed.



36 The shower faucet leaks behind the handle in the primary bathroom. Sometimes leaky faucets can allow water to leak through the cut out in the wall where hidden damage can occur. A qualified licensed plumber should repair as needed.



37 **Cracked tiles were observed in the shower stall and curb at the primary bath. To discover if any hidden leaking exists, a shower pan test and any necessary repairs should be performed by a qualified licensed contractor.**





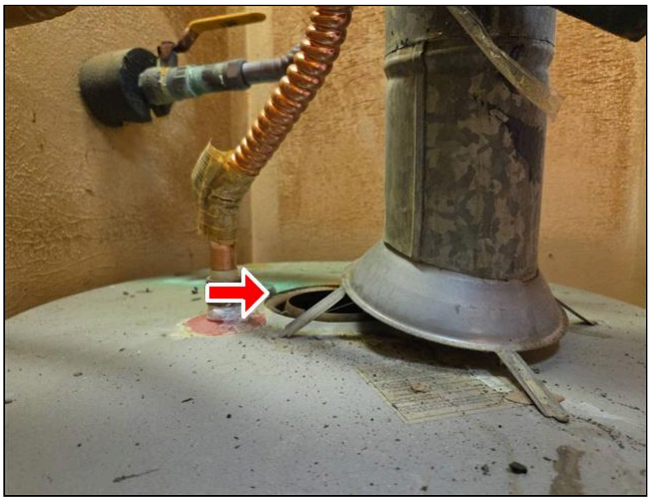
WATER HEATER

Repair or Replace

38 **The water heater exhaust vent connector is disconnected, a 3/4" discharge pipe for the T&P (temperature & pressure) relief valve is missing, seismic straps are missing and is noisy, making rumbling/thumping sounds. This usually indicates a build-up of sediment or minerals within the tank. These are safety issues that should be repaired by a qualified licensed plumber as needed.**







GAS PIPING

Repair or Replace

39 The kitchen cooktop and laundry room share the same gas supply piping. This may not provide adequate volume during use of the appliances when installed. A qualified licensed plumbing contractor should evaluate further and repair as needed



40 A sediment trap is missing on the gas supply piping for the furnace and water heater. This may not have been a requirement at the time of installation, however today's standards typically require installation when replacement of the appliance occurs. Also, most manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliance. Have a qualified licensed plumbing contractor install as needed.





XI. Built-In Appliances

OTHER

Repair or Replace

41 The kitchen appliances are beyond their expected useful lives and in poor condition. Replace the appliances to ensure proper operation.







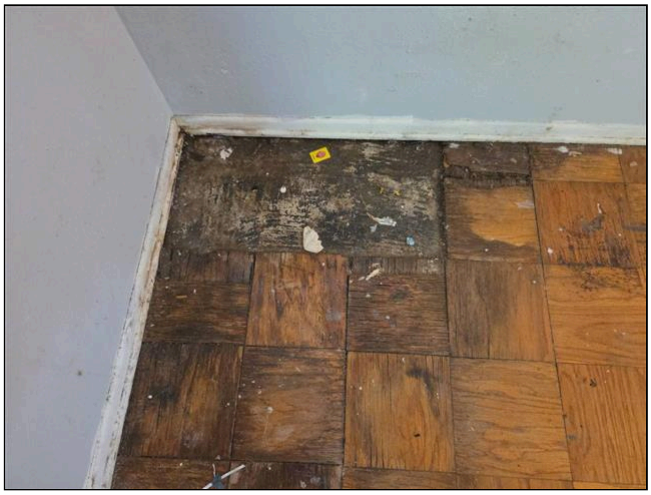
XII. Environmental

Suspected Mold/Fungus Substance

Repair or Replace

42 **Suspected mold/fungus/mildew-like staining or substance was observed on the walls and floors of the laundry room, primary bedroom and left side guest bedrooms and under the kitchen sink on the cabinetry. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.**







Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified, certified inspector to perform their own home inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Jerry Blodgett

I. Exterior

The home inspector shall ***Observe***: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, fencing and retaining walls with respect to their effect on the condition of the building. The home inspector shall ***Describe***: wall cladding materials; ***Operate***: all entryway doors and a representative number of windows; and ***Probe***: exterior wood components only when/where deterioration is suspected. *The home inspector is not required to observe*: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including saunas, steam baths, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. *The home inspector is not required to*: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.







Components

Siding Material:
Conventional Stucco
Wood

Exterior Doors:
Sliding Glass
Single Door With Glass

Appurtenance:
Patio-Concrete
Porch-Concrete

Driveway:
Concrete

Walks:
Concrete
Stone

Fencing:
Block
Wood

Items

A. EXTERIOR WALL CLADDING

Repair or Replace

The wood siding at the rear of the garage is damaged. A qualified licensed contractor should repair as needed.



Openings/holes/gaps in the exterior sidings need to be sealed and repaired to prevent moisture intrusion at the rear side of the home.





Evidence of previous repair/ patching to the stucco siding is present outside the kitchen. Inquire of the seller for past problems, work performed and receipts. This is for your information.



B. EAVES, SOFFITS AND FASCIAS

Repair or Replace

The wood soffit and eaves at the front side of the home, wood fascia at the front left and rear sides of the home and sheathing at the left side of the garage are damaged. A qualified licensed contractor should repair as needed.



Front



Front



Front Left



Garage



Rear

C. DOORS (Exterior)

Acceptable Condition

D. DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO COVER, RAILINGS

Repair or Replace

Posts at the patio cover are damaged and brackets are using incorrect fasteners. A qualified licensed contractor should repair as needed.

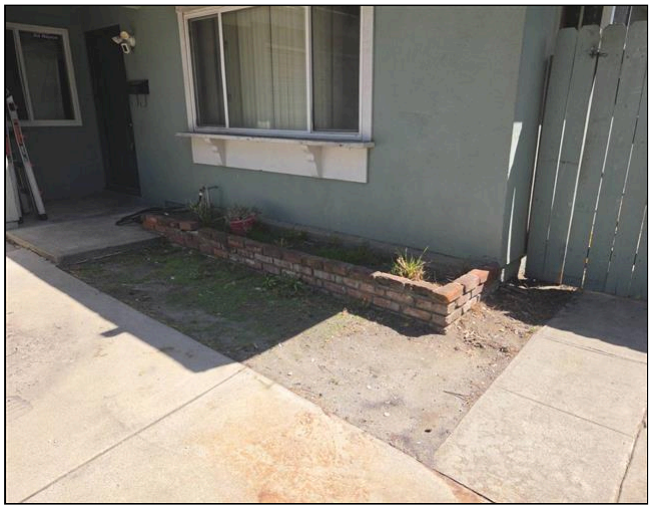




E. DRAINAGE, GRADING, PATIO, WALKS AND FENCING

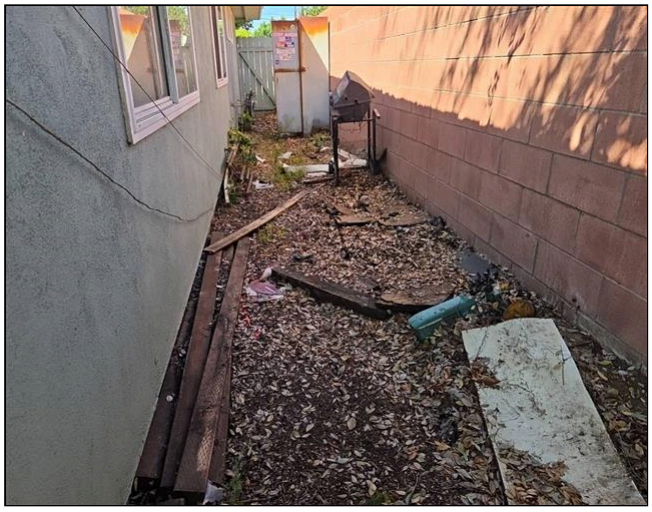
Repair or Replace

Flower beds are built against the exterior walls of the home at the front without visible drainage provisions. Excessive water will collect in the flower beds and may damage the foundations, exterior cladding, interior structural components and is conducive mold/fungus growth. Unless otherwise noted in the report, there were no apparent signs of damage at the time of inspection. Consider removal of the flower beds or drainage improvements to prevent damage.



The landscape grades are incorrectly sloped at the left side of the home and rear side of the garage. This may allow standing water, water intrusion and/or damage. Have a qualified licensed contractor correct the landscape, install hardscaped surfaces and/or add an in-ground drainage system so that water can be properly controlled and drained away from the home and garage.





The wood gates at the left and right sides are damaged and the wood fencing at the rear is leaning and damaged. A qualified licensed contractor should repair as needed.





A section of the block wall fencing at the right has some cracked/ broken block showing signs of movement. A qualified licensed contractor should repair as needed.



There is some cracking in the driveway, walks, porch and/or patio which is typical for this type of surface. This does not have a significant effect on functionality. Consider sealing the cracks, as normal maintenance, to prevent water intrusion and deterioration.

F. LAWN SPRINKLERS

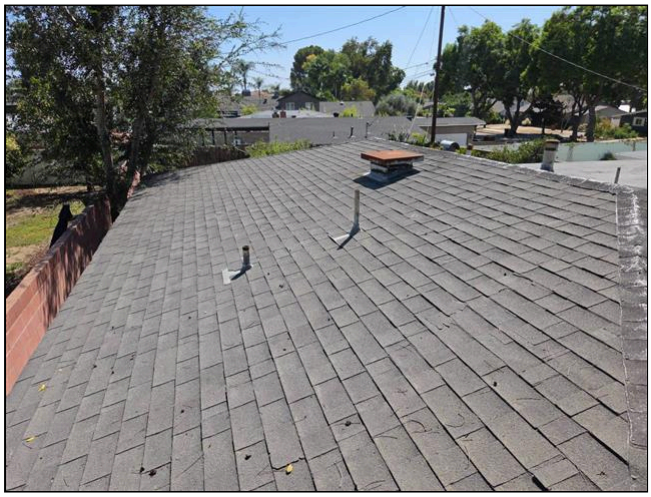
Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. Roofing

The home inspector shall ***Observe***: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall ***Describe***: type of roof covering materials; and ***Report***: the methods used to observe the roofing materials & components. *The home inspector is not required to*: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.







Components

Roof Material:
Asphalt Composition Shingle
and
Modified Bitumen

Roof Age:
Approximately
25+ Years

Viewed Roof From:
Walked

Flashings:
Chimney
Drip Edge
Vent

Chimney & Fireplace:
Brick

Items

A. ROOFING MATERIALS

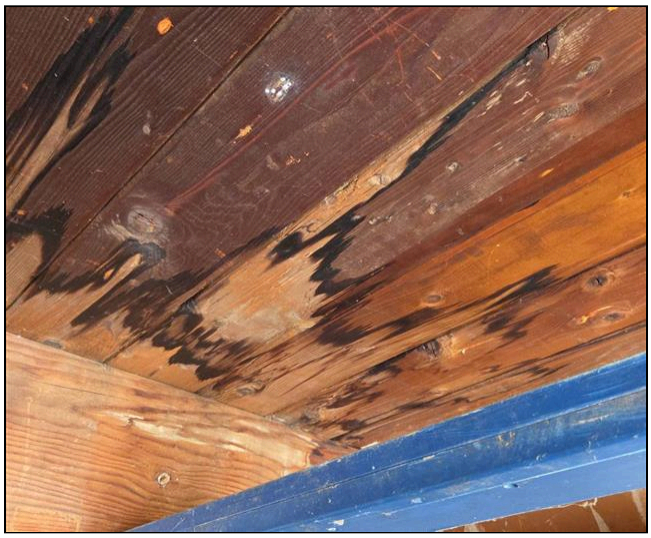
Repair or Replace

The roofing materials have granule loss, damage, exposed nails with signs of leaking into the attic and garage. The roof coverings should be replaced to prevent further leaking and damage by a qualified licensed roofing contractor.









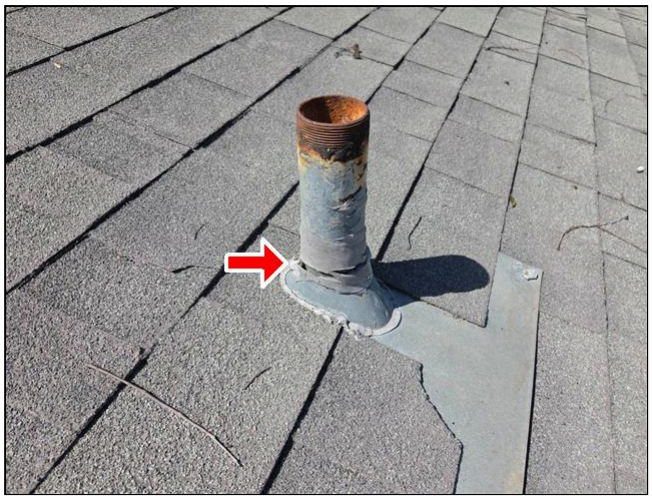


B. FLASHINGS

Repair or Replace

Gaps exist at some of the vent stack roof flashings. Gaps in the flashings can allow rain water into the attic and home causing damage. Have a qualified licensed roofing contractor properly seal and repair the flashings to prevent leaking.







C. CHIMNEYS

Repair or Replace

The chimneys are missing a rain cap/spark arrestor at the crown. Have a qualified licensed contractor install to prevent water intrusion and embers from escaping the chimneys.



D. RAIN GUTTERS & DOWNSPOUTS

Repair or Replace

The rain gutter downspout and roof scupper downspout need elbows and splash-blocks at the front and street sides of the garage to properly direct run off away. Install as needed.



Currently there is not a complete rain gutter system installed at the roof edges. These are used for improving drainage and control of roof water run-off. I recommend installation of a complete rain gutter system with downspouts for improved water control at the exterior walls and foundations of the home.

Rain gutter and downspout systems require regular maintenance. Dirt, leaves and other debris need to be cleaned out of the gutters and downspouts on a regular basis. Check joints, fasteners and slope also so that this water control system will operate as expected when it rains.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. Electrical System

The home inspector shall ***Observe***: Service entrance conductors where visible; Service equipment, grounding equipment where visible, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors where visible, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall ***Describe***: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and location of main and distribution panels. The home inspector shall ***Report***: any observed single strand aluminum branch circuit wiring; The presence or absence of smoke detectors and carbon monoxide detector. *The home inspector is not required to*: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe and operate: Low voltage systems; Security system devices, heat detectors, smoke detectors or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment or Electrical Solar/Photovoltaic equipment.



Components

Panel capacity:
50 Amp

Electrical Service Conductors:
Overhead Service
120/240 Volts

Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit
Non-Metallic (NM)
Romex

Grounding Electrode:
Plumbing

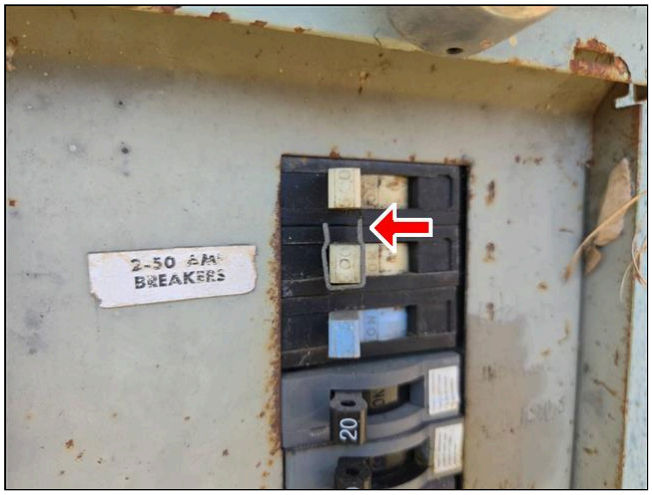
Items

A. SERVICE ENTRANCE CONDUCTORS
Acceptable Condition

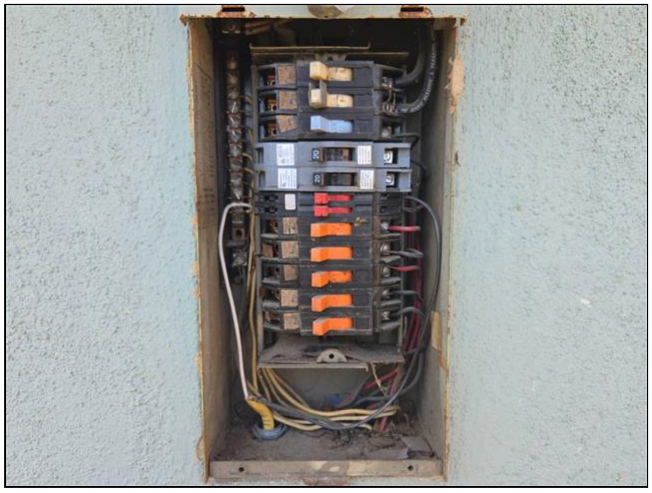
B. SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS
Repair or Replace

The size of the electrical system and panel appear to be out dated and/or undersized for this home. The current system may not allow for proper operation and use of modern electrical devices and appliances. Contact a qualified licensed electrical contractor for further evaluation and upgrade.





A Zinsco/Sylvania electrical panel and breakers is present in the home. This brand of panel and breakers is known to have problems associated with defective circuit breakers not tripping during overload. When this occurs it is an electrical fire hazard. Have a qualified licensed electrical contractor evaluate and replace as necessary.



C. LOCATION OF MAIN AND DISTRIBUTION PANELS

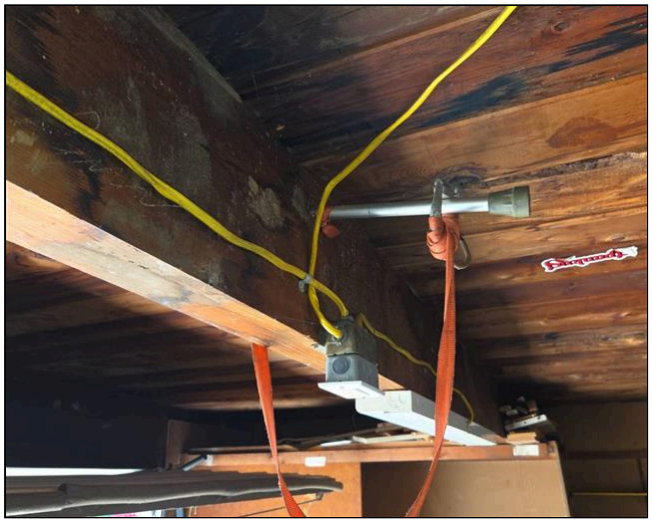
Acceptable Condition

The main electrical panel box is located at the rear exterior.

D. BRANCH CIRCUIT CONDUCTORS

Repair or Replace

Electrical wiring is exposed at the garage interiors. Even if the wiring is secured, it can be damaged and become a shock hazard. I recommend a qualified licensed electrician re-install new wiring inside conduit to prevent potential damage and shock.



E. CONNECTED DEVICES AND FIXTURES

Repair or Replace

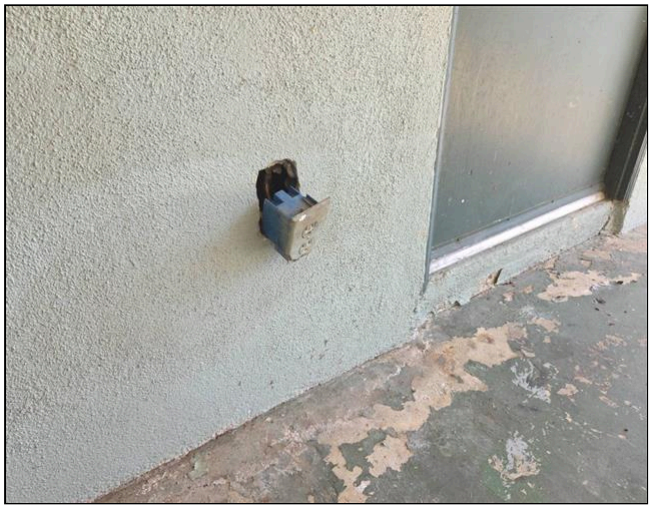
The doorbell button is missing at the front porch and not operational. A doorbell should be operational to alert occupants to an emergency outside the home. Repair or replace as needed.



A light fixture is missing at the patio cover. A qualified licensed electrical contractor should correct as needed.



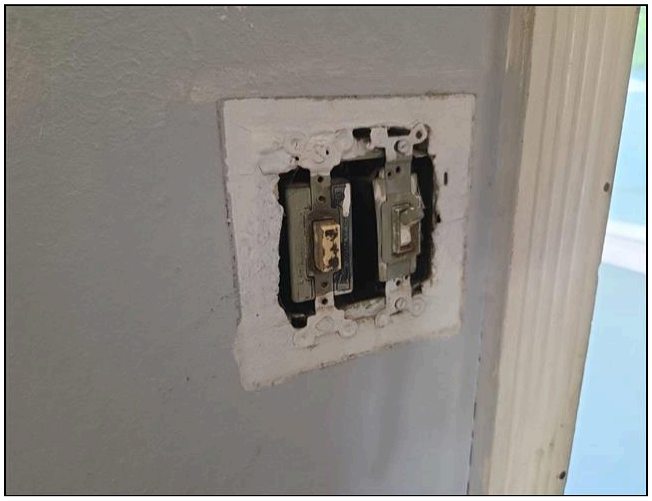
An electrical outlet box is loose at the exterior wall, outside the laundry room exterior door. This is a safety issue that needs to be corrected by a qualified licensed electrical contractor.



Electrical outlets are damaged, outlets and switches are missing cover plates at several areas of the home . Electrical issues are considered hazardous until repaired by a qualified licensed electrical contractor as needed.







F. POLARITY AND GROUNDING

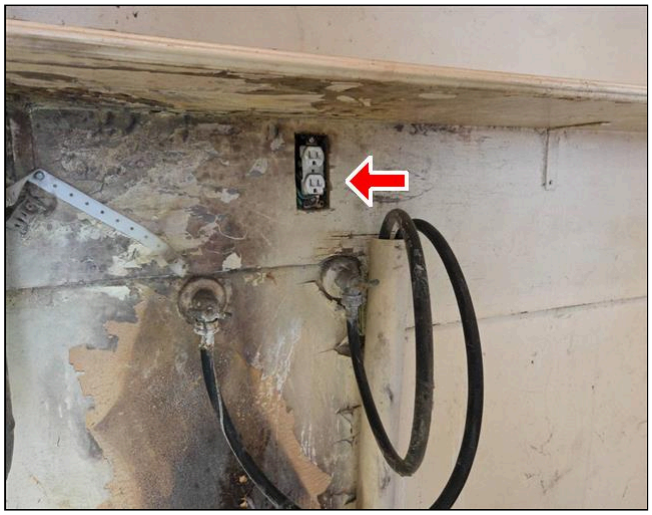
Acceptable Condition

G. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI's)

Repair or Replace

Upgrade *all* exterior, garage, laundry area, bathroom, dish/disposal and kitchen counter top outlets to GFCI's (ground fault circuit interrupters). These may not have been required at the time of original construction but are recommended now, for safety.







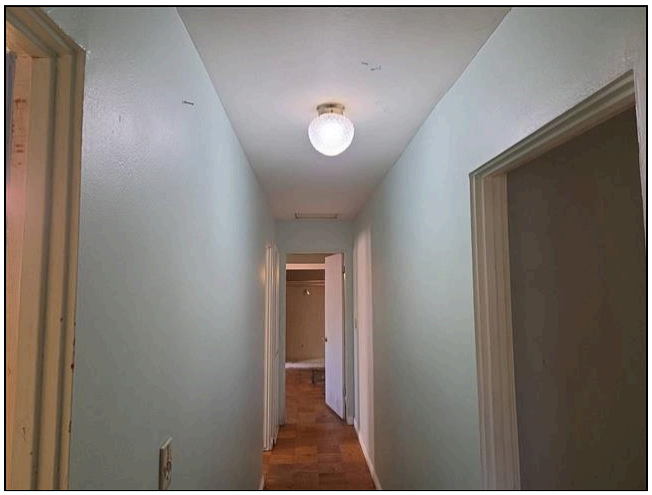
H. ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Not Present

I. SMOKE DETECTORS

Not Present

The smoke detectors are missing and or are older than 10 years at the hallway and inside each bedroom. Without working smoke detectors you have no first alert to a possible fire. Install new 10 year, tamper-proof smoke detectors for safety.

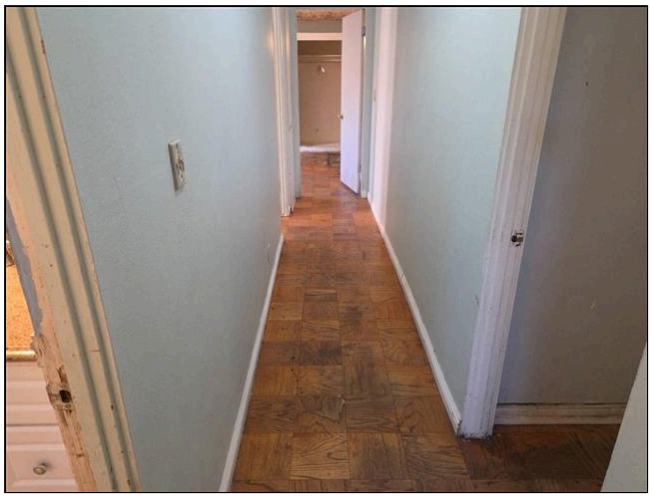




J. CARBON MONOXIDE DETECTORS

Not Present

There is no carbon monoxide detector found in the home. It is required that one be installed according to the manufacturer's instructions, for safety.



K. Other

Not Inspected

The security and/or camera systems are outside the scope of a general home inspection and excluded from this report.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not able to be inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. Structural Components

The home inspector shall, where visible and applicable, ***Observe***: structural components including foundations, floors, walls, columns and/or piers, ceilings and roof. The home inspector shall ***Describe***: the type of foundation, floor structure, wall structure, columns and/or piers, ceiling structure, roof structure. The home inspector shall only ***Probe***: structural components when/where deterioration is suspected; ***Enter***: under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected that may harm the inspector; ***Report***: the methods used to observe under floor crawl spaces and attics; and ***Report***: signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. *The home inspector is not required to*: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Components

Foundation Material:
Poured concrete

Foundation Type:
Slab On Grade

Floor Structure:
Slab
Not visible

Wall Structure:
Wood Studs
Not Visible

Ceiling Structure:
Wood Joists

Roof Structure:
Conventional Framing
Wood Beams
2 X 6 Rafters
Tongue & Groove Sheathing

Roof-Type:
Gable, Low Slope
and
Flat

Method Used To Observe Attic:
From entry
Limited Access
Limited Visibility
HVAC Equipment and/or Ducting
Limit Access

Attic Access:
Attic Hatch

Items

A. FOUNDATIONS
Acceptable Condition

B. WALLS (Structural)
Acceptable Condition

Complete evaluation of the structural components was restricted by finished materials, walls and/or ceilings. There were no visibly apparent deficiencies at the time of the inspection; however, complete evaluation would require removal of the finished materials.

C. FLOORS (Structural)

Acceptable Condition

D. CEILINGS (structural)

Acceptable Condition

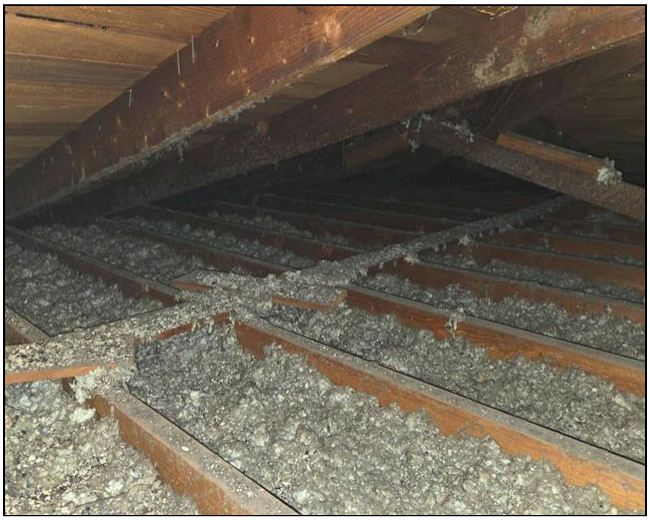
E. ROOF STRUCTURE AND ATTIC

Acceptable Condition

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. Insulation and Ventilation

The home inspector shall, where visible and applicable, ***Observe***: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall ***Describe***: Insulation in unfinished spaces; Absence of insulation in unfinished space at conditioned surfaces. *The home inspector shall not*: Move any insulation unless evidence of damage indicates the need to do so. *The home inspector is not required to report on*: Concealed insulation and vapor retarders; or concealed venting equipment that is integral with household appliances.



Components

Attic Insulation:
Fiberglass-Blown

Ventilation:
Roof Vents

Bathroom Ventilation:
Exhaust Fan
Window

Dryer Power Source:
Gas Connection

Dryer Vent:
Metal

Items

A. INSULATION IN ATTIC
Acceptable Condition

B. VENTILATION OF ATTIC and/or FOUNDATION AREAS
Repair or Replace

Ventilation in the attic is inadequate. High temperatures will contribute to premature wear of the roof covering and negatively affect interior comfort levels. Have a qualified contractor install additional ventilation.



C. VENTING SYSTEMS (Bathrooms & Laundry)

Acceptable Condition

Dryer vents should be cleaned of lint at least annually and more often as the need arises. The vent may be clogged if the clothing is taking an unusually long time to dry or if the airflow at the exhaust end of the duct is very low. The best type of dryer vent material is a rigid, metal type with sections taped together as opposed to screwed together so that lint will not collect on any screw points that penetrate the duct material. Runs of the vent should be as short and straight as possible. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VI. Heating

The home inspector shall ***Observe***: permanently installed heating/cooling systems including: heating and cooling equipment that is central to the home; Normal operating controls; venting, piping, supports, insulation, air filters, registers, fan coil units, convectors; The home inspector shall ***Describe***: Energy source; Heating and Cooling equipment and distribution type. The home inspector shall ***Operate***: the systems using normal operating controls. The home inspector shall ***Open***: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. *The home inspector is not required to*: Operate cooling systems when weather conditions or other circumstances may cause equipment damage (below 65F); Operate automatic safety controls; Operate window air conditioning units; or Observe: Heat exchangers, humidifiers; Electronic air filters; or the uniformity or adequacy of conditioned air flow at supply to the various rooms.



Components

Heat Type:
Forced Air Furnace

Energy Source:
Natural Gas

Heating System Location:
Hall Closet

Heat System Age:
24 Years

Ductwork:
Possible Asbestos Materials

Filter Type:
Washable

Fireplaces:
Conventional
Wood Burning
Gas Starter

Items

A. HEATING EQUIPMENT
Not Inspected

B. NORMAL OPERATING CONTROLS
Repair or Replace

The thermostat is damaged. This prevented testing and operation of the heating system. Have a qualified licensed HVAC contractor install a new thermostat and test for operation as needed.



C. AUTOMATIC SAFETY CONTROLS

Acceptable Condition

D. DISTRIBUTION SYSTEMS

Not Inspected

The air filter for the heating/cooling systems should be cleaned or replaced every 30-90 days.

E. EXHAUST VENTS & FLUES

Acceptable Condition

F. FIREPLACES

Acceptable Condition

The gas igniter line, inside the fireplace firebox, is capped. I could not test the gas for proper function.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VII. Air Conditioning

Components

Cooling Equipment Type:

Window & Wall A/C Units-Not Inspected

No Central System

Items

A. COOLING EQUIPMENT

Not Inspected, Not Present

VIII. Interiors

The home inspector shall ***Observe***: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall ***Operate***: a representative number of windows and interior doors; and ***Report***: signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. *The home inspector is not required to observe*: Paint, wallpaper, mouldings and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Components

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board
Paneling
Wallpaper

Floor Covering(s):
Wood
Linoleum

Interior Doors:
Wood

Window Types:
Vinyl, Double Pane, Double Hung
Vinyl, Double Pane, Sliding

Cabinetry:
Wood

Countertop:
Granite
Formica

Items

A. CEILINGS

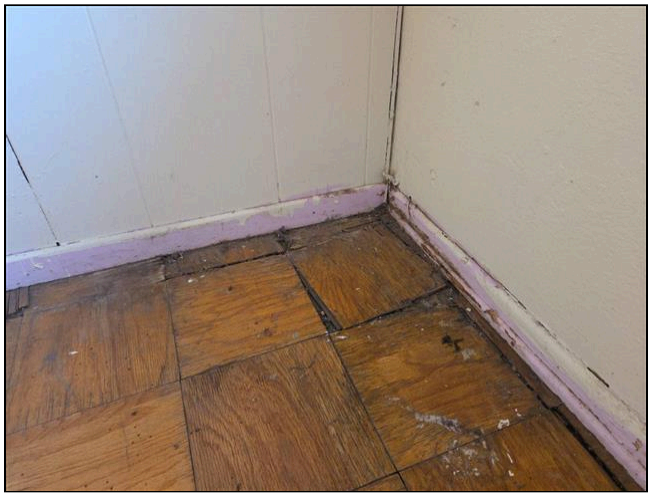
Acceptable Condition

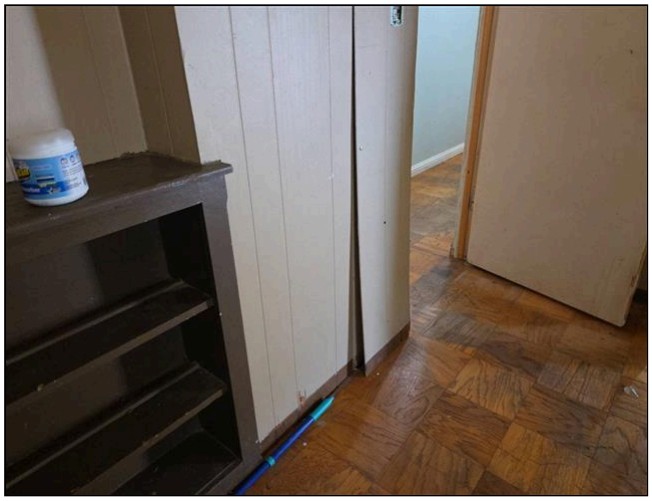
Signs of previous repairs exist at the living room ceiling. I am unable to determine the reason for the repair and recommend you inquire with the seller for additional information.

B. WALLS

Repair or Replace

Interior walls show discoloration/staining & damage throughout the home. A moisture meter was used and it did not indicate excessive levels of moisture at the time of inspection. Inquire with the seller for past and/or current problems, any repairs performed, additional information, etc and have a qualified licensed contractor evaluate further and perform all necessary repairs.









Common hairline cracking was visible in the ceiling and walls. This is likely caused by normal settlement and/or seismic activity. Unless otherwise noted in the report, no visible structural damage was observed at the time of inspection. Make cosmetic repairs to the cracks as desired.

C. FLOORS

Repair or Replace

Interior flooring is stained and damaged throughout the home. While this is cosmetic, the repair cost should be considered due to the amount of material needed for replacement.





D. COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Cabinetry is damaged in the kitchen, laundry and hall bath. A qualified licensed contractor should replace as needed.







E. DOORS

Repair or Replace

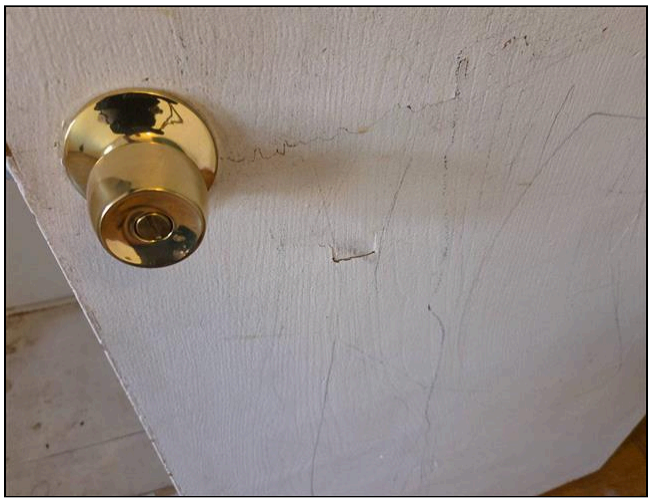
Interior doors are missing, damaged and or have damage hardware throughout the home. Replace as needed.













F. WINDOWS

Repair or Replace

The window over the hall bath tub/shower is not tempered safety glass. This is a slip & fall injury hazard; glass around a tub/ shower will break into large shards when broken if it is not tempered glass. Have a qualified licensed contractor replace for safety.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view from storage or personal belongings of the seller. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IX. Garage/Carport

The home inspector shall ***Observe***: Walls, ceilings, floors when visible and accessible; Garage door operators. The home inspector shall ***Describe***: wall and ceiling cladding materials; ***Operate*** all garage doors manually or by using permanently installed controls for any garage door operator present; ***Report*** whether or not any garage door operator will automatically reverse or stop when meeting resistance during closing. *The home inspector is not required to observe*: Garage door operator remote control transmitters; *The home inspector is not required to*: Move personal items, panels, furniture, equipment, or debris that obstructs access or visibility.





Components

Garage Door Type:
Tilt-Up

Garage Door Material:
Wood

Garage Structure:
Attached

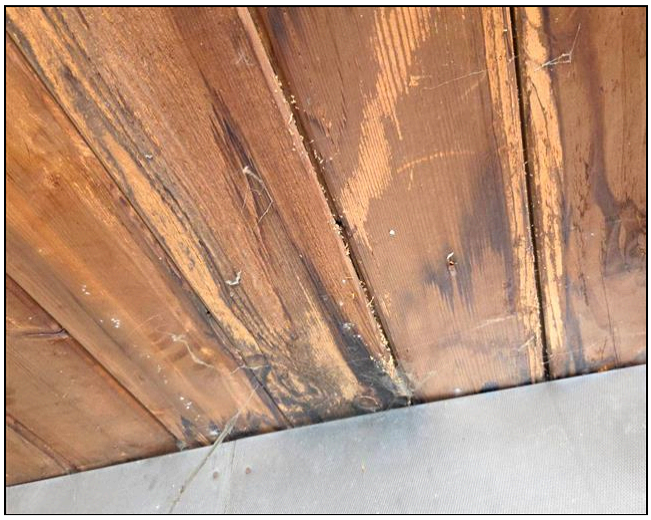
Garage Ceiling & Wall Material:
Open To Rafters
Gypsum Board
Paneling
Metal Panels

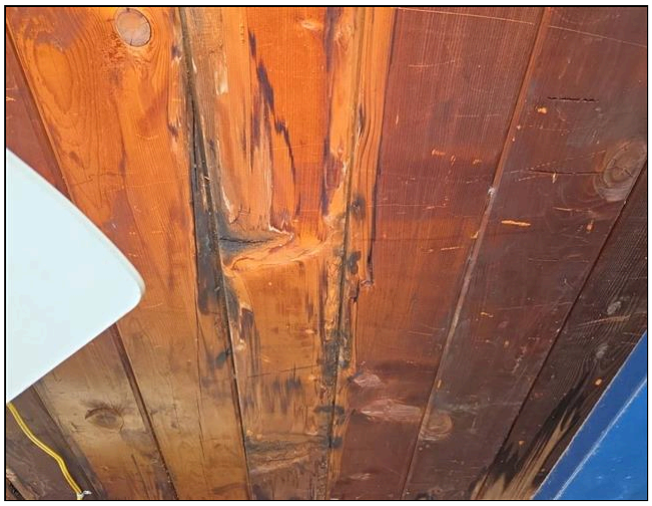
Items

A. GARAGE CEILINGS

Repair or Replace

Water stains and damage are visible on the garage roof sheathing resulting from roof leakage. Have a qualified licensed roofing contractor evaluate further and repair as needed.





B. GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Acceptable Condition

C. GARAGE FLOOR

Repair or Replace

Cracking exists in the garage foundation wall at the rear. The cracking may require repairs. A qualified licensed foundation contractor should review and perform all necessary repairs.



D. GARAGE EXTERIOR DOOR

Acceptable Condition

E. GARAGE DOOR OPENER

Not Present

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

X. Plumbing System

The home inspector shall ***Observe***: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall ***Describe***: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and location of main water supply shutoff device. The home inspector shall ***Operate:*** all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. *The home inspector is not required to*: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Solar water heating equipment; Observe the system for proper sizing, design, or use of proper materials.



Components

Water Source:
Public

Plumbing Water Service:
Copper

Plumbing Water Supply:
Copper

Plumbing Waste:
Cast Iron
Galvanized Steel

Gas Piping:
Black Iron

Water Heater Power Source:
Natural Gas

Water Heater Capacity:
50 Gallons

Water Heater Location:
Laundry Room

Water Heater Age:
6 Years

Items

A. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

An exterior clean out is missing a proper cap at the exterior of the primary bathroom. A qualified licensed plumber should repair as needed.



The tub drain is slow or clogged at the hall bath. I am unable to determine the cause of the slow drain/clog. A qualified licensed plumber should repair as needed.



The property is vacant and the plumbing system has not been used on a regular basis. As part of my inspection, I ran the water from the plumbing fixtures for an extended period of time. Without regular use some plumbing components can fail: seals and washers dry out and crack; valves seize. Also, the condition of the main drain from the house cannot be fully assessed without daily or regular use of the system. These conditions and others may not reveal themselves in the short time during the home inspection and may not become apparent until some time after the system has begun to get used on a regular basis. Monitor the plumbing system and anticipate repairs as may be necessary.

NOTE: The original, remaining cast iron and/or galvanized steel drain/waste/vent piping is at or past the end of it's dependable life expectancy. Repairs and/or replacement should be anticipated with little or no warning and performed by a qualified licensed plumber when necessary. This is for your information.

Because many of the drain and waste lines are hidden from view and access, a video camera inspection of the waste lines by a qualified licensed plumbing company is recommended before the close of escrow. This type of inspection can reveal underground piping conditions. This is for

your information.

B. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The handle for the hose bib missing at the front. A qualified licensed plumber should repair as needed.



The sink hot water supply hose is leaking in the hall bath. Repairs are needed to stop leaking water from damaging surrounding materials. A qualified licensed plumber should repair as needed.



The shower faucet leaks behind the handle in the primary bathroom. Sometimes leaky faucets can allow water to leak through the cut out in the wall where hidden damage can occur. A qualified licensed plumber should repair as needed.



Cracked tiles were observed in the shower stall and curb at the primary bath. To discover if any hidden leaking exists, a shower pan test and any necessary repairs should be performed by a qualified licensed contractor.





The static cold water pressure was measured at the exterior hose bibs to be approximately 47psi at the time of inspection. Water pressure between 40-80psi is considered adequate for residential use. This is for your information.



California water conservation law now requires the seller to disclose to prospective buyers whether low flow plumbing fixtures i.e., shower heads, sink faucets, toilets have been installed in the home. Flow capacity and rates are outside the scope of a general home inspection and not represented in this report. Inquire with the seller for additional information and whether or not low flow fixtures are present in the home. Upgrade as necessary.

C. WATER HEATER

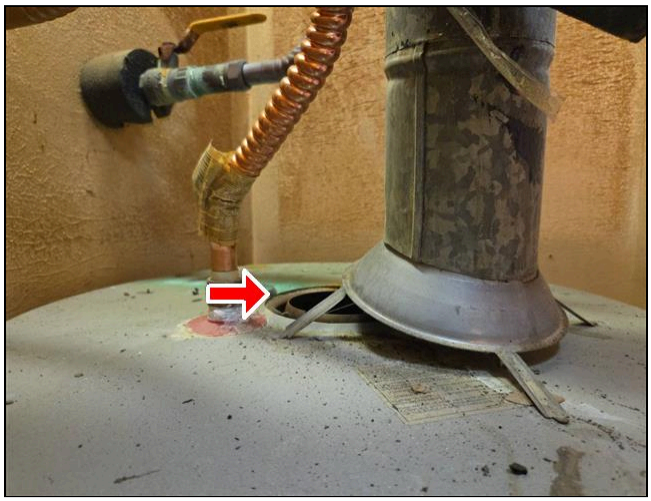
Repair or Replace

The water heater exhaust vent connector is disconnected, a 3/4" discharge pipe for the T&P (temperature & pressure) relief valve is missing, seismic straps are missing and is noisy, making rumbling/thumping sounds. This usually indicates a build-up of sediment or minerals within the tank. These are safety issues that should be repaired

by a qualified licensed plumber as needed.







D. MAIN WATER SHUT-OFF LOCATION

Acceptable Condition

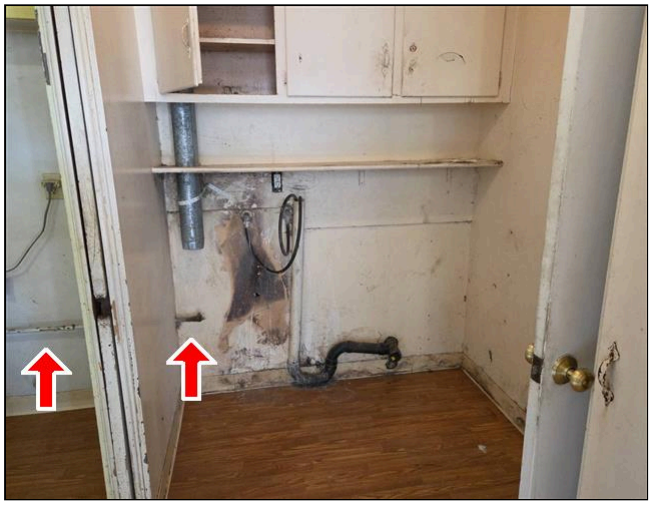
The main water shut off is the red lever located at the front exterior.



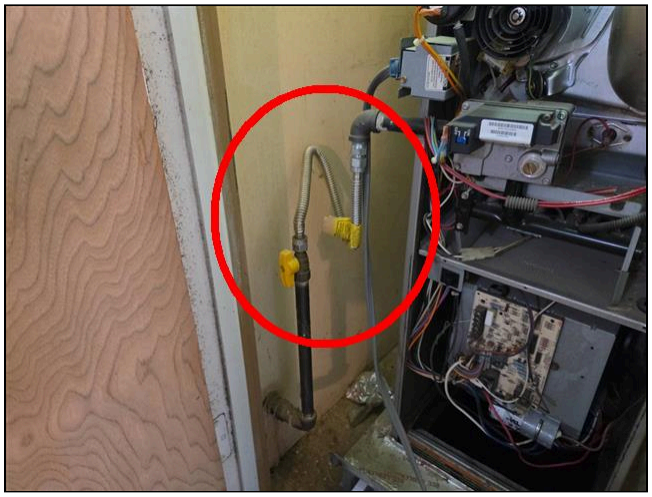
E. GAS PIPING

Repair or Replace

The kitchen cooktop and laundry room share the same gas supply piping. This may not provide adequate volume during use of the appliances when installed. A qualified licensed plumbing contractor should evaluate further and repair as needed



A sediment trap is missing on the gas supply piping for the furnace and water heater. This may not have been a requirement at the time of installation, however today's standards typically require installation when replacement of the appliance occurs. Also, most manufacturers' require a sediment trap in their specifications to prevent contaminants and/or moisture from entering the gas control unit for the appliance. Have a qualified licensed plumbing contractor install as needed.

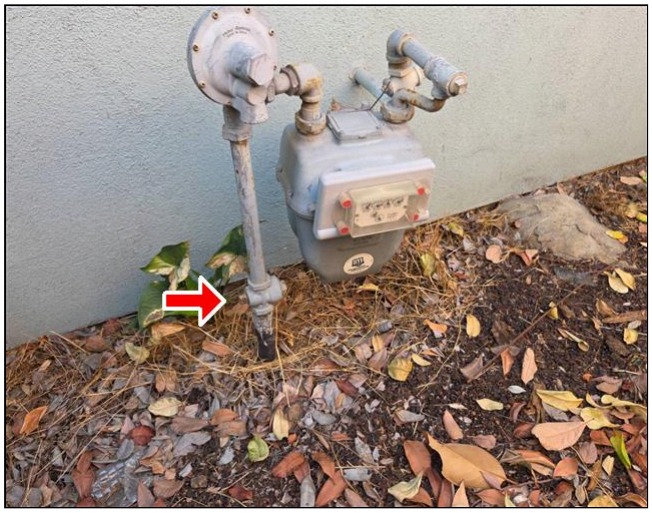




F. MAIN FUEL SHUT OFF LOCATION

Acceptable Condition

The main gas shut off is located at the gas meter at the left exterior.



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XI. Built-In Appliances

The home inspector shall ***Observe*** and ***Operate*** the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. *The home inspector is not required to observe and operate*: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units; Appliances in use; or any appliance that is shut down, unplugged, disconnected or otherwise inoperable.





Components

Dishwasher:
Present

Disposer:
Present

Exhaust/Range Hood:
Present

Cooktop:
Gas

Range/Oven:
Gas

Items

A. OTHER

Repair or Replace

The kitchen appliances are beyond their expected useful lives and in poor condition. Replace the appliances to ensure proper operation.







The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

XII. Environmental

Items

A. Asbestos

Not Inspected

The water heater and/or furnace vent piping includes Transite material. Transite piping is stable under normal conditions. However, Transite contains crystalline silica, which is considered a hazard by inhalation when disturbed. Unless the material is disturbed/handled it is not considered hazardous in the home. Further evaluation and remediation by a certified abatement specialist is recommended if the material is to handled/altered/removed.

Components of the heating ductwork and/or ductwork insulation are suspected to be clad with asbestos containing materials. No definitive analysis of these materials is included in this general home inspection. Further evaluation and remediation by a certified abatement specialist is recommended if the material is to be handled/altered/removed.

B. Lead Paint

Not Inspected

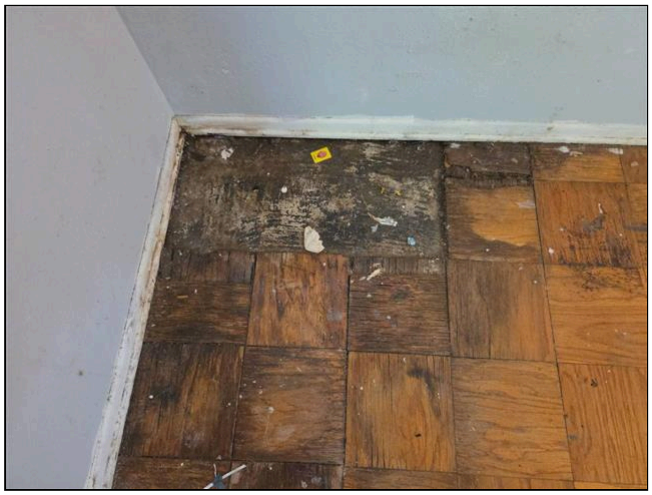
The property may have lead-based paint due to the time when the home was built. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. Check with state and local authorities for licensed/certified contractors in your area. This home inspection does not include a definitive determination as to its presence, absence or hazard.

C. Suspected Mold/Fungus Substance

Repair or Replace

Suspected mold/fungus/mildew-like staining or substance was observed on the walls and floors of the laundry room, primary bedroom and left side guest bedrooms and under the kitchen sink on the cabinetry. Analysis and testing for molds/fungus/mildew substances is not part of this general home inspection. I recommend evaluation and remediation by a qualified licensed contractor/hygienist/specialist in this field, as needed.







INVOICE

Inspection Industries, LLC
(714) 719-2274
jerry@i2inspections.com
Inspected By: Jerry Blodgett

Inspection Date: 9/15/2026
Report ID: 2006Nutwood

Customer Info:	**Inspection Property:**
Sun Chun-Burbank **Customer's Real Estate Professional:** Kay Lee Circa Properties	2006 Nutwood Ave Fullerton CA 92831

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Residence 1,000 - 1,599 sqft	550.00	1	550.00

Tax $0.00
Total Price $550.00

Payment Method: Credit/Debit Card
Payment Status: Paid At Time Of Inspection
Note: Mastercard