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IMPORTED FROM XLS - 08/29/2026

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10/12/2026



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TABLE OF CONTENTS

1: Inspection Details 4
2: Limitations 5
3: Utility Services 6
4: Exterior 7
5: Exterior Entry Doors & Interior Doors 8
6: Windows 9
7: Interior Walls, Ceilings, & Flooring 11
8: Smoke/Carbon Monoxide/Fire Detection Systems 12
9: Fireplace/Stove/Wood Burning Device 13
10: Kitchen 14
11: Laundry Room 17
12: Bathrooms 19
13: Electrical 22
14: Plumbing 23
15: Water Heater 24
16: HVAC 25
Standards of Practice 27

SUMMARY

- 4.1.1 Exterior - Exterior HOA areas: HOA Observations, including, but not limited to:
- 6.1.1 Windows - General: Window notes
- 8.1.1 Smoke/Carbon Monoxide/Fire Detection Systems - Smoke/CO detectors: System notes
- 9.1.1 Fireplace/Stove/Wood Burning Device - Location & Condition : Fireplace notes
- 10.4.1 Kitchen - Range/Oven/Cooktop: Stove/range and vent notes
- 10.5.1 Kitchen - Refrigerator: Notes regarding refrigerator
- 10.8.1 Kitchen - Switches/Outlets: Additional outlets / GFCI protection
- 11.1.1 Laundry Room - General : General Laundry recommendations
- 12.2.1 Bathrooms - Toilet(s): Conditions observed
- 12.4.1 Bathrooms - Shower(s) & Bathtub(s): Notes regarding fixtures and enclosures (tub and shower)
- 12.5.1 Bathrooms - Bathroom Fan/Venting : Notes regarding ventilation
- 12.6.1 Bathrooms - GFCI Outlet Protection : Notes regarding GFCI outlets
- 13.2.1 Electrical - Main & Subpanels: Sub panel notes
- 13.4.1 Electrical - Outlets, Fixtures and Switches : Notes regarding electrical outlets
- 14.3.1 Plumbing - Waste Lines: In Walls
- 16.1.1 HVAC - Heating Equipment: HVAC system notes

1: INSPECTION DETAILS

Information

General: **Main Entry Faces**
East

General: **Recall**

In case you have concerns regarding recalls. Go to

The United States Consumer Product Safety Commission for a free search on almost all consumer goods

https://www.cpsc.gov/Recalls

(Due to liability concerns we do not offer this service through THI)

General: **Energy Info**

Consider upgrading your new home to be more energy efficient.

Follow the link for information

Energy Links
<https://www.energyupgradeca.org/home-energy-efficiency/>
<https://www.energy.gov/savings/search>

General: **Flipped / Renovated**

This is a flipped or renovated property. (Minor flip) Such properties may have hidden defects and or incomplete work that is not visible during the inspection today. Work is often completed without the proper permits and is therefore not inspected by a code compliance inspector. THI is not a code compliance inspection company.

Note: Overall Statute of Limitations on Construction Defects in California. While the Act provides an overall limitations period of 10 years, there are specific limitations for certain types of defects. For example: 4 years from the close of escrow for plumbing and sewer systems, electrical systems and exterior pathways.

Please follow the link for all information regarding the Statute of Limitations
https://constructiondefect.com/statute-of-limitations-california/#:~:text=how%20they%20apply.-,Overall%20Statute%20of%20Limitations%20on%20Construction%20Defects%20in%20California,electrical%20systems%20and%20exterior%

General: **The Inspection Process**
Inspection Process

The Inspection Process:

Please carefully read the following section in order to help further your understanding of our inspection process and scope.

- **Home inspections are not code compliance inspections.**

- The Home Inspection is not a Pest nor a WDO (Wood Destroying Organisms) inspection

A visual inspection of the above referenced property was conducted. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects (By furniture, appliances, insulation, walls, siding vegetation, or any other object preventing access to an area) cannot be included in this report. The inspector is not allowed to move objects for liability reasons.

No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. The purpose of this inspection is to find major material defects as well as life and safety hazards. Please read the standards of practice to familiarize yourself with the inspection process. Questions regarding the inspection process are answered in this document. Other minor issues may be present in the home. You will find additional minor issues as you live in the house and experience its quirks.

- The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

- All further evaluations and repairs must be completed by licensed and bonded tradespeople in the respective fields needing attention. Retain all receipts for your records and for recourse in case any repairs fail.

Note: red boxes need further evaluation, are hazardous conditions

And / or will cause additional issues if not addressed

Orange boxes are items we recommend to be addressed in order to prevent future conditions of concern. Following the inspector's advice is the best path forward.

General: **Type of Building, Stories, Space Below Grade, Area**
Condominium / Townhouse, 1 Story, City

General: **In Attendance**
Client, Client's Agent, Contractors

General: **Occupancy**
Staged

General: **Weather & Soil Conditions**
60-70, Overcast

2: LIMITATIONS

Limitations

General

CONDO UNIT

The Residence inspected today was a Condo Unit located within larger building(s). Often, much of the exterior of the building is not accessible for inspection, including components such as the siding and roof. Additionally, some Utility Rooms may not have been accessible, including areas that contain HVAC systems, water heaters, electrical meters and disconnects. As such, this Inspection focused primarily on an Interior Inspection only, with other areas investigated where accessible.

General

STAGED/OCCUPIED

As the structure was occupied and or staged during the time of inspection, some areas where not physically or visually accessible. Inspectors are not allowed to move large pieces of furniture or stored personal items. Some components may not have been accessible, and concealed defects may have been present.

3: UTILITY SERVICES

Information

General: **Water Source**
Public

General: **Sewage Disposal**
Public

General: **Utility Status**
All On

4: EXTERIOR

Information

Exterior HOA areas: HOA

All exterior area of this building including roofs, as well as all water heaters are likely the responsibility of the HOA

I recommend you consult with the HOA regarding any items noted in this section of the report.

Exterior HOA areas: Exterior elements inspection

Exterior Elevated Elements (E3) inspection, required under California Senate Bill 721 (SB 721) for multifamily rental buildings and Senate Bill 326 (SB 326) for condominiums/HOAs.

California���s new Exterior Elevated Elements (E3) inspection (effective 2025) requires regular safety checks of decks, balconies, stairs, and walkways on multifamily buildings to ensure they're structurally sound and safe.

I re commend inquiry with HOA

Observations

4.1.1 Exterior HOA areas

HOA OBSERVATIONS, INCLUDING, BUT NOT LIMITED TO:

TPO/PVC roofs appear to be in serviceable condition at the time of this inspection

Proper maintenance will need to be ongoing and include servicing all flashing areas to prevent premature deterioration and subsequent leaks

Patio railings are non conforming with current building standards and are therefore a liability

Damage / deterioration and rust are noted

Seismic straps are not observed at water heaters (Three straps are required for this size tank. 100 gallons)

Advanced corrosion is noted at water supply fitting posing imminent threat of leaking.

Sediment traps are missing and the TPR drain appears to be level. Needs min slope of 1/4 inch per foot

Corrections are needed to prevent further conditions needing attention





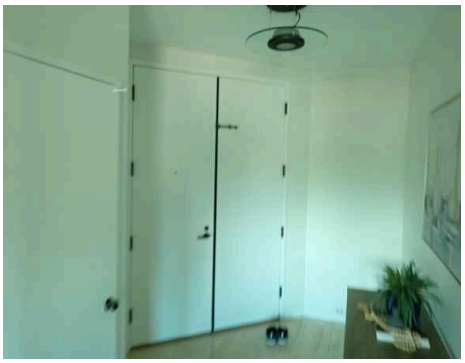
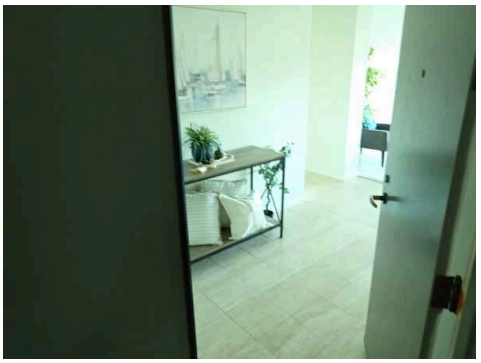
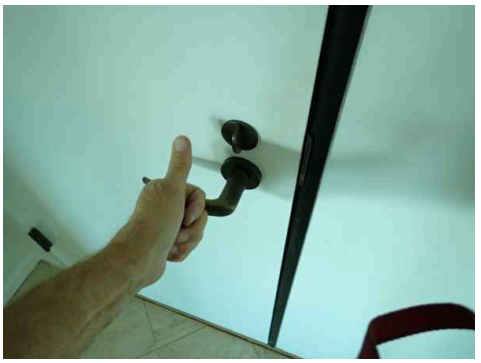




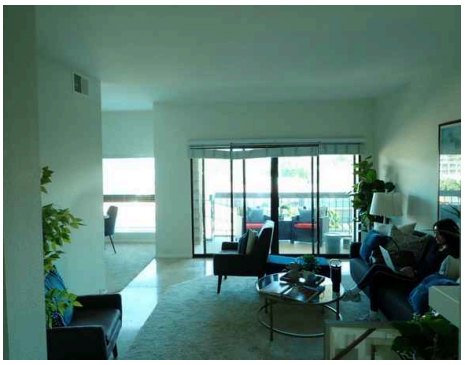

5: EXTERIOR ENTRY DOORS & INTERIOR DOORS

Information

Exterior Doors: **Main Entry Door & Conditions**
General wear and tear noted, Appears Generally Serviceable at the time of the inspection, Older hardware with age related issues

Exterior Doors: **Other Exterior Doors Type & Condition/recommendations**
Sliding glass, Side/Rear entry, Appears Generally Serviceable at the time of the inspection, Age related wear and tear is present, Hardware adjustments are recommended, Suggest upgrading older sliding glass doors for optimal safety, Damage as well as where and tear is observed that screen doors







Interior Doors: **Interior Door Type & Conditions**
Wood, Hollow core, Pocket Doors, Appears Generally Serviceable at the time of the inspection, Wear and tear is noted

6: WINDOWS

Information

General: **Type/Material & Condition**

Metal, Sliding

Windows as a group are inspected based on accessibility. This portion of the report is based the sampling of windows available at the time of the inspection.

General: **Safety glass**

Safety glass is recommended for large floor to ceiling windows, in locations such as at base of stairs or at windows installed in areas next to doors or in shower/bathroom areas.

Identifying safety glass is difficult during a home inspection and may not be possible.

consider upgrading all areas where safety glass is recommended per current building standard for optimal safety

Observations

6.1.1 General

WINDOW NOTES

General condition of windows is serviceable

Age related wear and tear is noted mostly on windows facing north. Rust and corrosion are observed. These windows are single pane and are not very energy efficient.

Fixed bathroom window is single pane. I recommend replacing this windows with modern insulated safety glass

Older insulated metal windows on east side of building are also not very energy efficient. Wear and tear is observed at exterior rubber seals on these windows. (This condition can over time result in water penetration into walls below)

Consider upgrading all windows in the near future















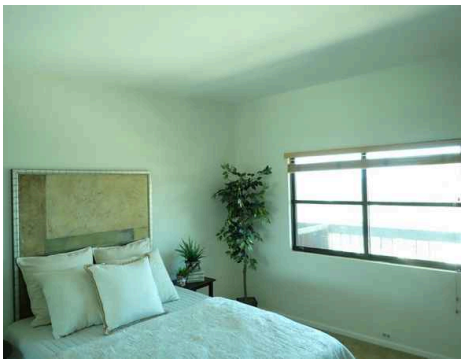
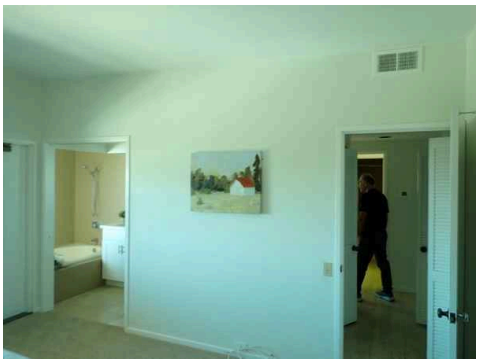


7: INTERIOR WALLS, CEILINGS, & FLOORING

Information

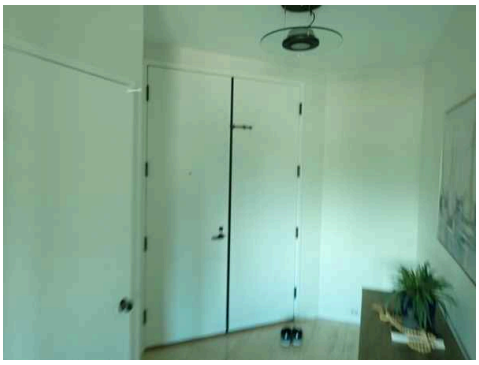
Interior Walls : Type & Condition

Drywall, Repairs Noted, Appear Generally Serviceable at the time of the inspection, Age related wear/cracks noted as expected, Staining is present


Interior Ceilings : Type & Condition

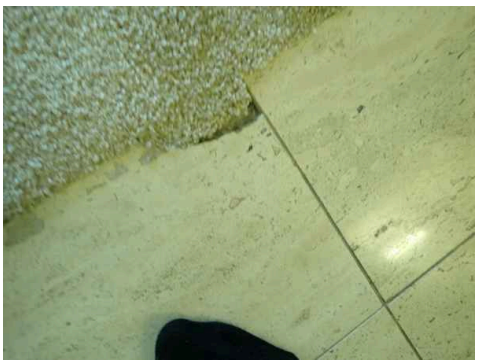
Drywall, Appears Generally Serviceable at the time of the inspection, Age related wear/cracks noted as expected, Repairs Noted, Staining is present


Flooring: Type & Condition

Carpet, Tile, Wear is noted as expected, Minor damage is present., Make improvements as needed, Appears to be uneven in areas, Cosmetic issues are present, Cracked tile are present





8: SMOKE/CARBON MONOXIDE/FIRE DETECTION SYSTEMS

Information

Smoke/CO detectors: **Location, Power source & Condition**

Needs attention

Smoke and CO detectors are not tested if not readily accessible or if central alarm system is suspected.

We recommend you test all systems regularly.

Smoke/CO detectors: **Testing**

All smoke and carbon monoxide alarms should be tested regularly for proper operation periodically

Limitations

Smoke/CO detectors

TESTING CA

Smoke and CO detectors are not operated during a standard CA home inspection due to liability. (Systems may work at the time of the inspection but fail the next day)

We recommend you test your systems on a regular basis for safety

Observations

8.1.1 Smoke/CO detectors

Safety Hazard

SYSTEM NOTES

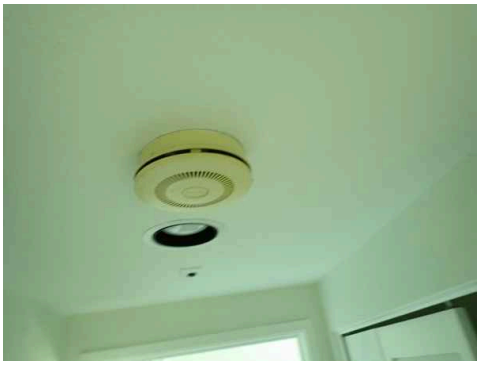
Observations, including, but not limited to:

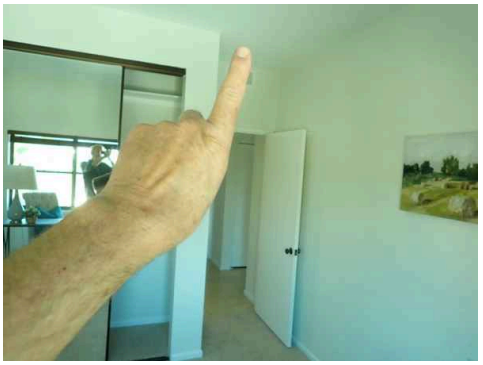
Additional systems are needed in bedrooms. Hall system is outdated and needs to be replaced. CO unit is missing

Corrections are needed

Follow the links below for proper installation (as per NFPA) of both smoke as well as carbon monoxide detectors.

https://www.nfpa.org/Public-Education/Staying-safe/Safety-eq
https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Carbon-monoxide.





9: FIREPLACE/STOVE/WOOD BURNING DEVICE

Information

Location & Condition : Location(s)
Living Room

Location & Condition : Type & Condition
Gas Fireplace, Activated via switch . Gas is shut off. Systems are not tested for proper operating conditions. See limitations.

Location & Condition : Cleaning
We recommend cleaning your fireplace before use.

Location & Condition : NFPA
The NFPA recommends that all fireplaces be inspected for any kind of damage by completing a level two inspection, during or after the purchase of a home.
Home inspectors perform a level one Inspection. (Visual inspection only)

Observations

9.1.1 Location & Condition

Safety Hazard

FIREPLACE NOTES

Observations, including, but not limited to:

Fireplace was not tested for proper operating conditions. Gas is shut off

Further evaluation and potential improvements are needed





10: KITCHEN

Information

Kitchen Sink: Type & Condition

Stainless, Appears Serviceable at the time of the inspection, Faucet is serviceable, Valves are serviceable





Kitchen Sink: Caulking and maintenance

Ensure proper caulking is maintained at and around sink area to prevent future water related damage

Garbage Disposal: Condition

Appears Serviceable at the time of the inspection, Proper wiring noted

Dishwasher: Condition

Appears Serviceable at the time of the inspection, High Loop/Air gap noted, Dishwasher drain connection is not sloped by gravity only, Recommend eliminating the loop in dishwasher drain line to prevent water from collecting



Dishwasher: Dishwasher note

Dishwasher was run through entire cycle without any signs of leaking

System however may stop working or leak at any time.

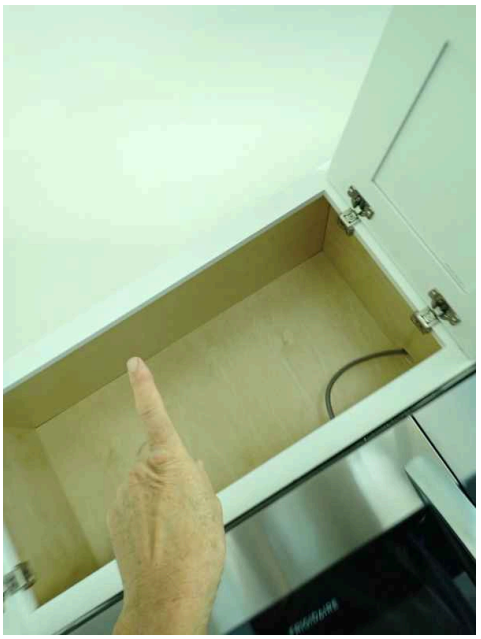
Monitor and make corrections as needed

Range/Oven/Cooktop: Range/Oven Energy Source & Condition

Electric, Freestanding, Operational, Anti tipping device noted

Range/Oven/Cooktop: **Exhaust Hood Type & Condition**
Interior vented, Appears Serviceable at the time of the inspection, We recommend exterior ventilation





Refrigerator: **Condition**
Appears Serviceable at the time of the inspection, Ice Maker noted

Microwave: **System is operational**



Counters & Cabinets : **Countertop Material & Condition**
Solid Surface Materials, Appear Generally Serviceable at the time of the inspection

Counters & Cabinets : **Cabinet Material & Condition**
Wood, Appears Serviceable at the time of the inspection, Loose hardware is observed, Installation related efficiencies are noted







Switches/Outlets: **GFCI Outlet Protection & Switches**
See notes

Observations

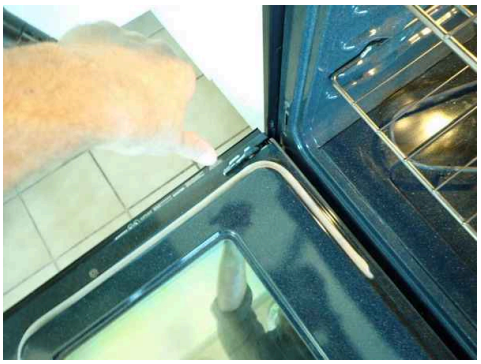
10.4.1 Range/Oven/Cooktop

STOVE/RANGE AND VENT NOTES

Observations including but not limited to:

Oven door is not properly installed/damaged. Make repairs as needed.

While this oven is operational, I recommend you upgrade in the near future.




10.5.1 Refrigerator

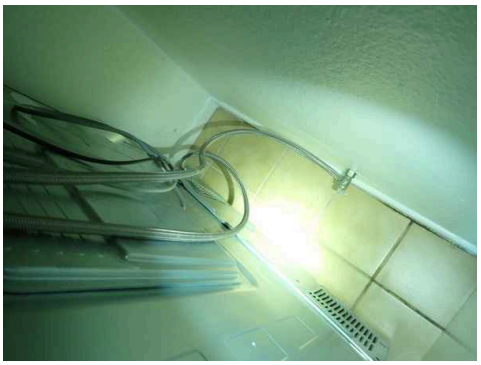
NOTES REGARDING REFRIGERATOR

Observations, including, but not limited to:

Refrigerator is not plugged in.

Recommend adding an automatic shut off valve at water connection behind refrigerator to prevent leaks and subsequent damage

Upgrading is recommended

10.8.1 Switches/Outlets

Safety Hazard

ADDITIONAL OUTLETS / GFCI PROTECTION

Additional GFCI protection is required according to current building requirements.

This kitchen has been updated

Corrections are recommended for optimal safety



11: LAUNDRY ROOM

Information

General : Location
Closet

General : Washing Machine Power Source & Condition
110, GFCI is recommended

General : Washing Machine Plumbing & Condition
Copper main supply, Rubber supply hoses

General : Dryer Power Source & Condition
220 Electric, Appears Serviceable at the time of the inspection

General : Dryer Vent Type & Condition
Vinyl (Flex), Needs attention

Upon taking possession of the home we recommend cleaning and servicing dryer duct system to ensure no obstructions of potential unseen disconnects are present.

General : Laundry/utiltiy Sink Type & Condition
None Present

General : Overhead Exhaust Fans & Condition
Fan Only, Appears Generally Serviceable

Appear serviceable.

Observations

11.1.1 General

GENERAL LAUNDRY RECOMMENDATIONS

I recommend adding an automatic shutoff valve at the water supply lines. In addition, I suggest adding a pan under the washing machine with a sensor connected to automatic shutoff valve. GFCI protection is recommended at 110 for safety. (If not provided)

Vinyl flex vent is observed. This type of vent can be a hazardous condition. Vent is not connected or properly terminated to the exterior of the building

A proper dryer vent installation is not provided. Terminating your dryer vent into a wet box is not compliant with current building standards.

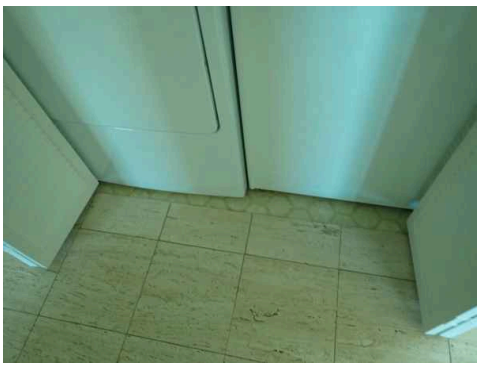
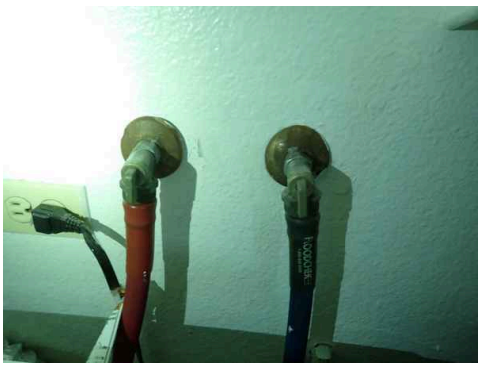
Corrections are needed

Clean dryer vent from connection to dryer to termination at exterior prior to operating system for optimal safety.

Check dryer vent conditions periodically to prevent potential fire hazard

Regular maintenance is needed

Consider a ventless dryer system. There are three options: Heat pump dryer (best). Condensing dryer (Less efficient) Ventless washer dryer combo






12: BATHROOMS

Information

General : Number of Bathrooms
2

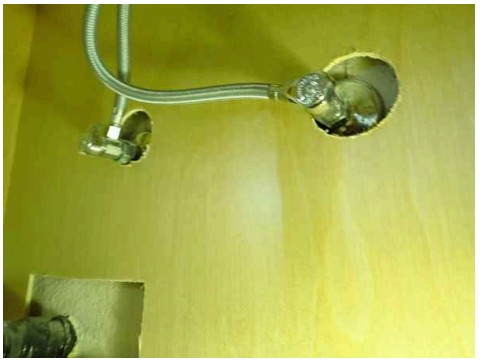
Toilet(s): Condition
See notes

Sink(s): Backsplash & Basin Surround
Appears Serviceable at the time of the inspection, Wear and tear noted

We recommend regular upkeep of sealant materials both at sink as well as at backsplash areas to prevent moisture related issues over time.

Sink(s): Plumbing Fixture Condition
No leaks are noted at the time of this inspection, Drains are serviceable, Early signs of corrosion are present, Supply lines and valves are serviceable






Shower(s) & Bathtub(s): Plumbing Fixture Condition
See notes

Minor corrosion is a normal occurrence with hard water. We generally suggest keeping an eye on fixtures and valves as leaks can occur at any given time.

Make any repairs as needed

Shower(s) & Bathtub(s): Shower/Tub Surround
General wear and tear is noted, Stopper is not properly installed

We recommend maintaining all areas of caulking and grout including periodic use of grout sealant. Consider using tile and grout cleaner-sealer on a regular basis

Shower(s) & Bathtub(s): Maintenance
I recommend you maintain all areas of caulking in good condition

Check periodically for deterioration and damage around tub areas, as well as in shower stalls and along vanity/sink area.

Consider using tile and grout cleaner sealer on a regular basis.

Bathroom Fan/Venting : Fan/Vent Condition
See notes

Current building Standards require all bathrooms to be properly vented to the exterior. Ensure proper installations requirements are followed when or if older bathrooms are upgraded.

Bathroom Fan/Venting : Exterior ventilation
Recommend updating bathrooms and installing exterior ventilation for optimal conditions

GFCI Outlet Protection : GFCI Outlet Protection
Appears Serviceable at the time of the inspection,
See notes

GFCI Outlet Protection : GFCI reset location
Reset for all bathroom outlets is located in main level bathroom

Limitations

General

GENERAL BATHROOM LIMITATIONS

Hidden damage due to water leaks, including leaks related to improper construction, cannot be assessed during a standard home inspection. Systems are tested and inspected for average/normal use conditions only. This includes shower pans and tubs

(Expect to find conditions needing repairs or further evaluation when or if renovating your bathrooms)

Observations

12.2.1 Toilet(s)

CONDITIONS OBSERVED

Conditions observed at the time of this inspection include but may not be limited to:

Staining at or near toilet is observed at both bathrooms. Suspect main toilet having had leaks at flange. Recommend lifting and replacing wax seal

No moisture is detected during the inspection today.

Make repairs to substrate as and if needed





12.4.1 Shower(s) & Bathtub(s)

NOTES REGARDING FIXTURES AND ENCLOSURES (TUB AND SHOWER)

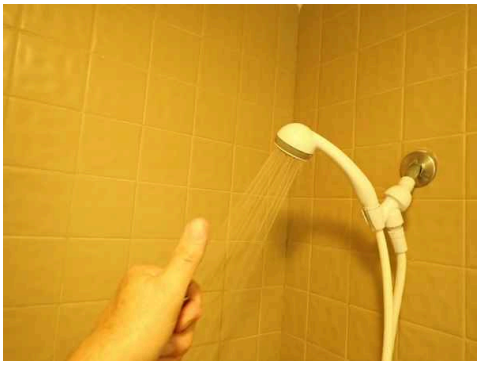
Observations, including, but not limited to:

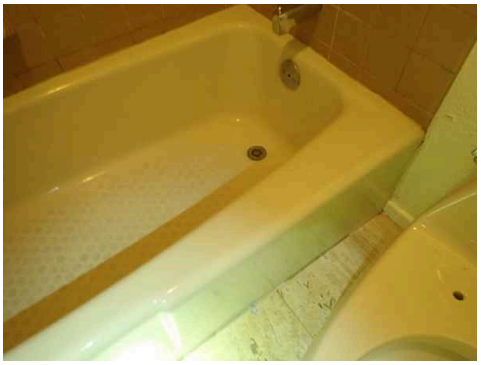
Hall fixtures are operational and in serviceable condition while main bathroom tub faucet and diverter valve are corroded and not properly operational

Corrections are needed

General wear and tear noted at tubs including deteriorating caulking

Make corrections as needed











12.5.1 Bathroom Fan/Venting

NOTES REGARDING VENTILATION

Observations, including, but not limited to:

Vent systems provided are old and noisy. In addition they may not be sufficiently sized for modern bathroom needs

Improvements are recommended



12.6.1 GFCI Outlet Protection

NOTES REGARDING GFCI OUTLETS

Observations, including, but not limited to:

GFCI noted and operational. However the unit installed appears to be original to the building

Suggest replacing



13: ELECTRICAL

Information

Service Type and Condition and main Amperage:
Service notes
underground, Service amps not determined, Not visible or no access

Main & Subpanels: Main Panel Location
No access, HOA

Main & Subpanels: Main panel condition
Not accessed during this inspection (HOA)

Main & Subpanels: Sub panel location
Bedroom, closet, Proper subpanel wiring is observed, Ground is bonded, Neutral is floating, Correct wire sizes noted

Main & Subpanels: Overcurrent protection type
Circuit Breaker

Main & Subpanels: Wire type
Aluminum

Main & Subpanels: AFCI Breakers

Modern building standards require installation of AFCI breakers on all 15 and 20 ampere branch and 120 volt single phase circuits. (Except kitchens and bathrooms)

These type of breakers detect arc faults on your branch circuit wiring system, shutting the circuit down and preventing a potential fire hazard.

Consider upgrading your panel with AFCi breakers.

Branch wiring : Wire type
Non metallic.

Branch wiring : Branch wiring

All visible areas of branch wiring appear to be in serviceable condition

Areas inside walls can not be evaluated

Outlets, Fixtures and Switches : Conditions
Appears Serviceable at the time of the inspection

Conditions of outlets, fixtures, and/or switches is based on a representative selection of those areas readily accessible at the time of the inspection.

Observations

13.2.1 Main & Subpanels

SUB PANEL NOTES

Observations, including, but not limited to:

Additional labeling is required in this panel. Older breakers while still properly operational may need to be replaced in the near future

(Springs, latches and other moving parts can wear or become unreliable.)

Consider future improvements



13.4.1 Outlets, Fixtures and Switches

NOTES REGARDING ELECTRICAL OUTLETS

Observations, including, but not limited to:

Suggest replacing older GFCI in bathroom as well as upgrading outlets in kitchen

14: PLUMBING

Information

Meter & Material : Main Line Type & Meter Condition
Not located, Water pressure readings cannot be evaluated, Recommend follow up with HOA

Meter & Material : Meter location
HOA

Supply Lines: Material & Condition
Copper, Appears Generally Serviceable at the time of the inspection

Supply Lines: Visible Supply lines
Plumbing inspection on both supply and waste systems is restricted to visible lines only. Materials not visible may be different from materials noted during the inspection. Conditions in areas, not accessible may vary from areas inspected

Supply Lines: Whole house monitoring system
Consider adding a whole house plumbing monitoring system to your supply lines. Several systems are available and provide leak detection via your phone, allowing you to shut the entire system off remotely.
Consider upgrading

Waste Lines: Material & Condition
ABS plastic, Cast Iron, Venting is noted, No leaks are noted at visible areas of waste system

Waste Lines: Waste line material
We identify visible waste line material only.
Material may differ in areas not visible to this inspector

Limitations

Supply Lines
NOT VISIBLE
The majority of the plumbing system is not visible at the time of this inspection. No access.
Verification of plumbing material in those areas is not possible without visual inspection
No leaks are observed during the inspection today.

Observations

14.3.1 Waste Lines
IN WALLS
Plumbing waste lines inside walls can not be evaluated unless leaks occur while running and testing water. No leaks are noted today. I recommend you check for plumbing leaks periodically and make repairs as needed

15: WATER HEATER

Information

General : Location
No access (HOA), See HOA notes

General : Age/Manufacture Date & Capacity
MFD: Capacity:

MFD:

General : General notes/suggestions

We expect water heaters to last between 12 and 15 years on average. (Exterior locations 8 to 12 years. Power vented units 80 gallons and up can last up to 18 years) On demand 15 to 20 years

Monitor your system for rust and signs of leaks as well as corrosion

Contact qualified contractors for help if any of these signs are noted

16: HVAC

Information

Heating Equipment: HVAC Type & Condition
Forced Air, Heat Pump, See notes

Heating Equipment: Energy Source
Electric, R-22 Coolant

Heating Equipment: Age/Manufacture Date & BTU
MFD: 1979 BTU: 21000 and 1.5 ton cooling

Heating Equipment: R-22

AC unit is using R – 22 coolant. This type of coolant has been phased out and is no longer available for purchase. Drop in coolants are being used but are not as reliable or as effective.

Distribution System: Ductwork Type & Condition
Metal, Appears Generally Serviceable at the time of the inspection

Observations

16.1.1 Heating Equipment

Safety Hazard

HVAC SYSTEM NOTES

Conditions observed but not limited to:

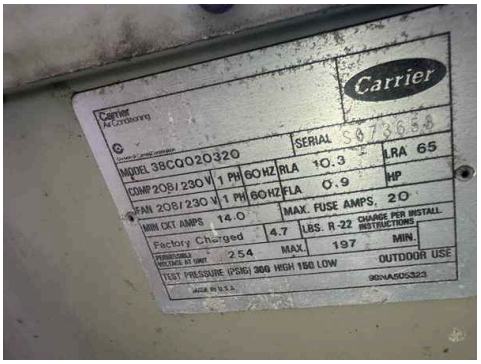
Incorrect fuse size observed. Missing dead-front cover noted (safety)

Advanced age resulting in excessive wear and tear is observed. Leak appears to be present at refrigerant lines at indoor unit. System uses R-22 refrigerant. (Discontinued due to environmental concerns) Corrosion, staining and rust noted. Suspect unit has been recharged recently (producing temperature drop/rise) but appears to be actively leaking. System is over 46 years old and has outlived its usefulness.

This heat-pump while operating today is inefficient and unreliable and continued reliable operation cannot be assured.

Further evaluation by licensed HVAC contractor and subsequent recommended corrections are needed

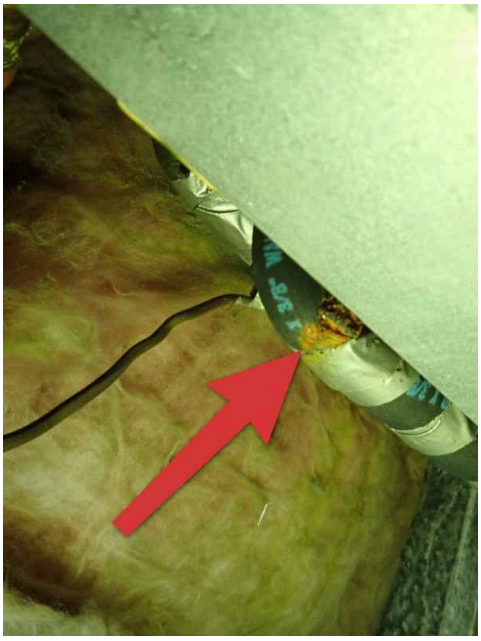




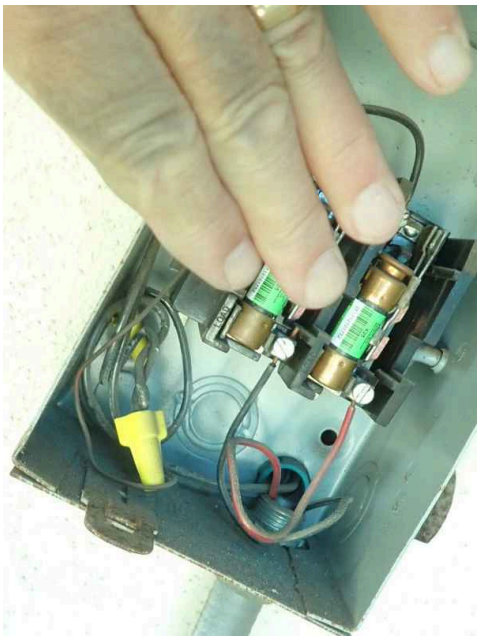












STANDARDS OF PRACTICE