



SUMMARY

1360 Santa Victoria Road 2, Chula
Vista, CA 91913

Mike Blair
07/30/2026

Curtis Kelley
Certified Home Inspector
West Ivy Inspections
6197969077
westivyave@gmail.com



This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. **This Summary Report is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.** Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional repairs and/or upgrades that could affect your evaluation of the property.

2.2.1 DISHWASHER

UNSECURED DISHWASHER



The dishwasher is not secured to the countertops. Unsecured appliances can shift or tip during operation or if bumped, creating a potential hazard and risking damage to water supply lines and drain connections. The dishwasher should be properly anchored to the countertop using appropriate brackets or fasteners to ensure stability.

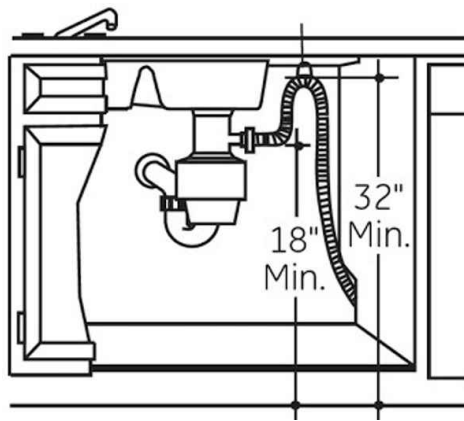


2.2.2 DISHWASHER

HIGH LOOP - NOT SECURED / NOT INSTALLED



The dishwasher drain is not secured in a high loop manner. Recommend a qualified professional to repair as needed.



3.3.1 FIXTURES AND CONNECTED DEVICES SINK STOPS - INOPERABLE/NOT INSTALLED

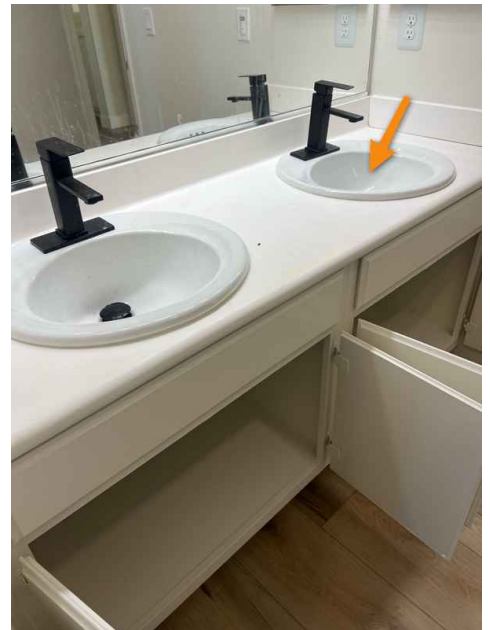


Attention Items

One or more sink stopper(s) did not appear to be functional, was not installed properly or was missing components at the time of the inspection at the sink(s). Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Bedroom 5 Bath Bedroom 3

3.3.2 FIXTURES AND CONNECTED DEVICES TOILET LOOSE

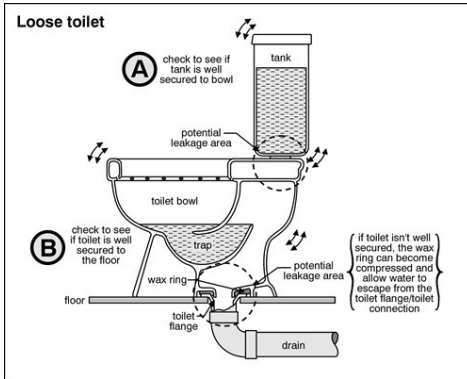


Attention Items

The toilet was noted loose to the floor. This can cause damage to the wax ring under the toilet. A damaged wax ring can allow water to leak. Left unchecked, leaking wax rings may cause other problems, to include, but not limited to: Damaging the flooring and adjacent wall materials, organic growth, and can even cause damage to the wood sub-floor or slab. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom 2nd Floor

3.5.1 TUB/SHOWER FIXTURES

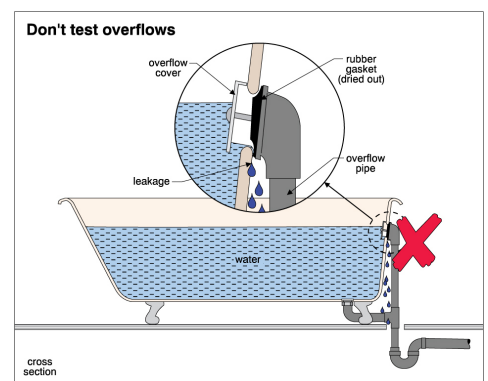
DRAIN OVERFLOW - INFORMATION

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

Attention Items



3.5.2 TUB/SHOWER FIXTURES

SHOWER HEAD - LOW FLOW

Water at one or more shower heads appears to have low flow. Unable to determine the exact cause, but this is typically a result of hard water build-up. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.

Attention Items



Example Bedroom 5 Bath 3rd Floor

3.5.3 TUB/SHOWER FIXTURES

CONTROL VALVE - LEAKING TUB/SHOWER FIXTURES



The tub/shower fixtures appear to be leaking at the base. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time. **Please Note:** Determining if damage exists behind the walls of any surface is beyond the scope of this inspection.

Recommendation

Contact a qualified plumbing contractor.



Primary Bedroom 2nd Floor



Primary Bathroom 2nd Floor Close Up Photo

3.6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

SINK DRAIN - ACTIVE LEAK



Active leak noted at the drain line below the sink. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies and repair as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bath left sink

3.6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

DRAIN LINES - SCOPE RECOMMENDED



Attention Items

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functional. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend contacting a qualified sewer line video inspection company and have the main drain line video camera scoped before the removal of contingencies.

Recommendation

Contact a qualified plumbing contractor.

3.7.1 WATER HEATERS

TANKLESS WATER HEATER

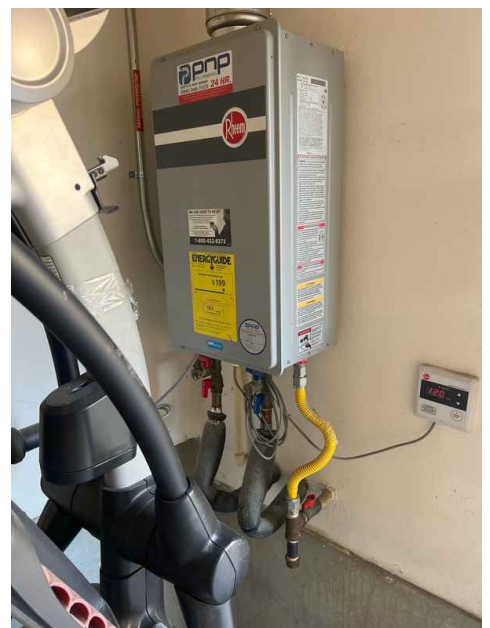


Attention Items

Tankless water heaters require routine maintenance which typically involves flushing the water heater to reduce hard-water build up. We recommend asking the seller if this unit has been recently serviced (within the last 12-18 months). If not, we recommend the unit be serviced by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



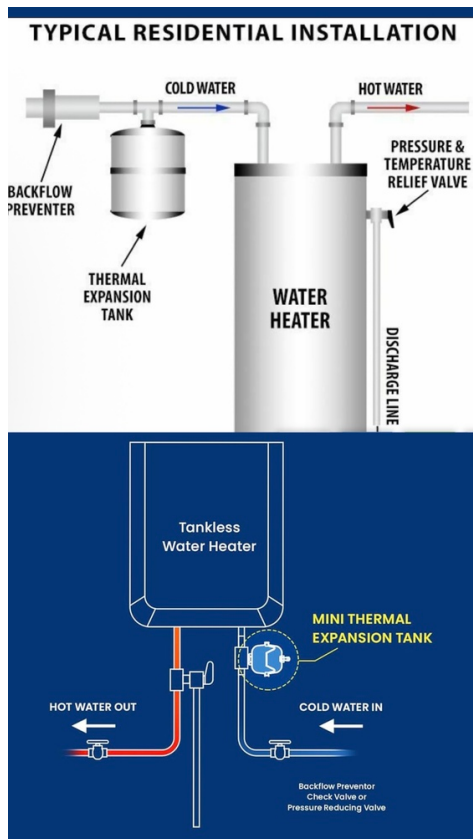
3.7.2 WATER HEATERS

EXPANSION TANK NOT INSTALLED

An expansion tank is not installed at the water heater. Most water heater manufacturers recommend an expansion tank be installed whenever the water system is a "closed" system, such as this home. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time to comply with today's standards.

Recommendation

Contact a qualified plumbing contractor.



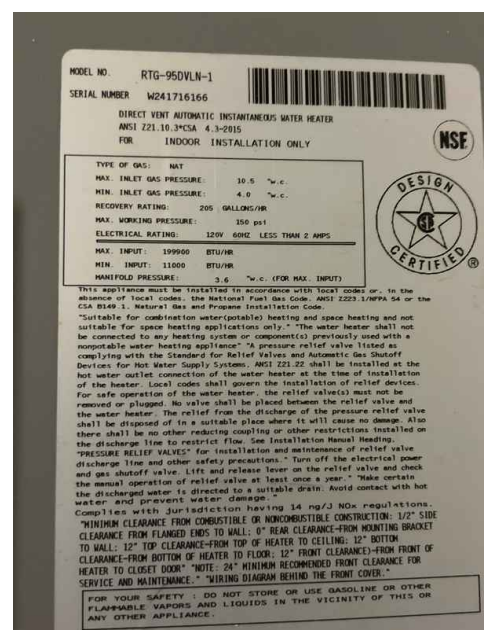
3.7.3 WATER HEATERS

6-10 YEARS -WATER HEATER

The water heater appears to be between 6-10 years old based on visual inspection. Water heaters typically have a useful lifespan of 10-15 years depending on maintenance, water quality, and usage patterns. Knowing the age helps establish when replacement or professional servicing may become necessary.

Recommendation

Contact a qualified professional.



Manufactured 2017

4.8.1 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Attention Items**

LIGHTS - INOPERABLE

One or more lights appear to be inoperable at the time of the inspection (possibly due to bulb). Recommend replacing bulb(s) and checking the operation of the fixture(s). If light(s) fail to work, we recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

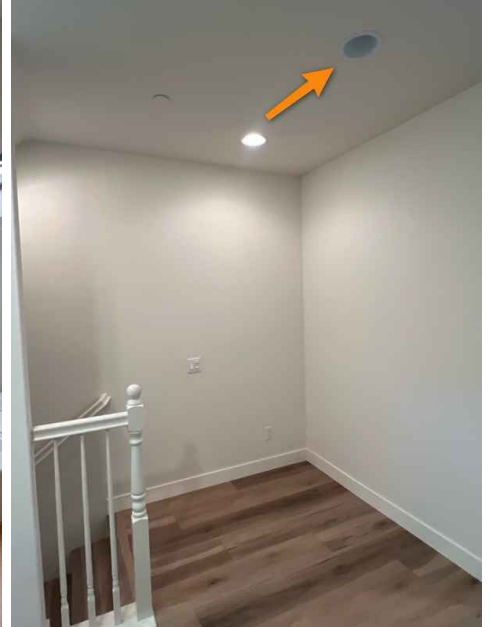
Contact a qualified electrical contractor.



Bedroom 3 Hall



Primary Bathroom 2nd Floor



4.8.2 FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

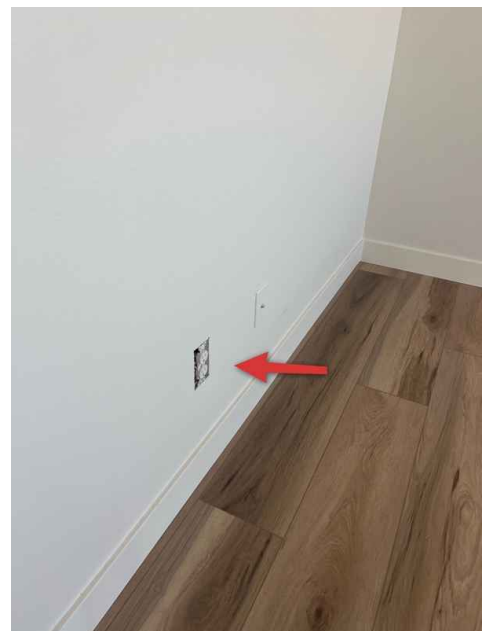
**Safety Concerns**

FACE PLATE - NOT INSTALLED/LOOSE

Not installed or loose (with gaps) face plate (cover) noted at one or more outlets and/or switch(es). Recommend replacement as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Bedroom 5 3rd Floor

4.8.3 FIXTURES AND CONNECTED DEVICES

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

RECEPTACLES LOOSE

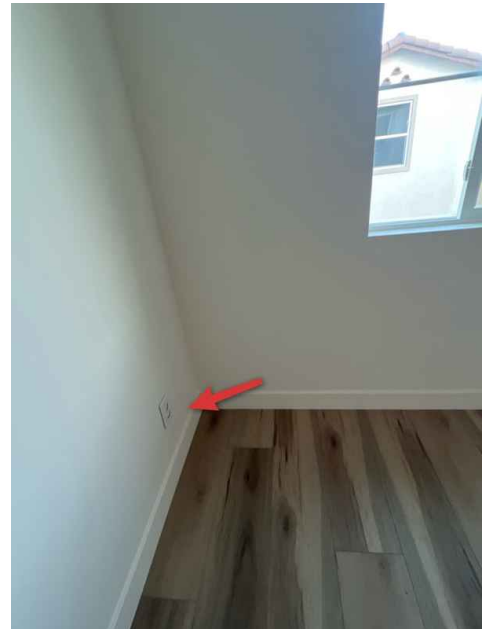
Loose receptacle(s) noted in one or more areas at the time of the inspection. This condition can put stress on the circuit wires which should not be moved. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function and safety.

Recommendation

Contact a qualified electrical contractor.



Safety Concerns



Bedroom 2 2nd Floor

4.9.1 EXTERIOR LIGHTING

SENSOR LIGHT NOT TESTED



Observation Items

Sensor lights are not tested. Recommend asking the seller to demonstrate that all exterior lighting is functional prior to the removal of contingencies and/or have further evaluated by a licensed electrical contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified electrical contractor.

4.9.2 EXTERIOR LIGHTING

LANDSCAPE LIGHTING



Observation Items

Recommend asking the sellers to demonstrate that all exterior landscape lighting is functional, before the removal of contingencies.

Recommendation

Contact a qualified professional.

4.13.1 SMOKE DETECTORS

SMOKE DETECTOR - LOOSE



Attention Items

Smoke detector(s) noted loose or not secured at one or more locations. Recommend corrections by a qualified professional to ensure continued proper function.

Recommendation

Contact a qualified professional.



Bedroom 4 3rd Floor

5.6.1 VENTING - KITCHEN, BATH & LAUNDRY

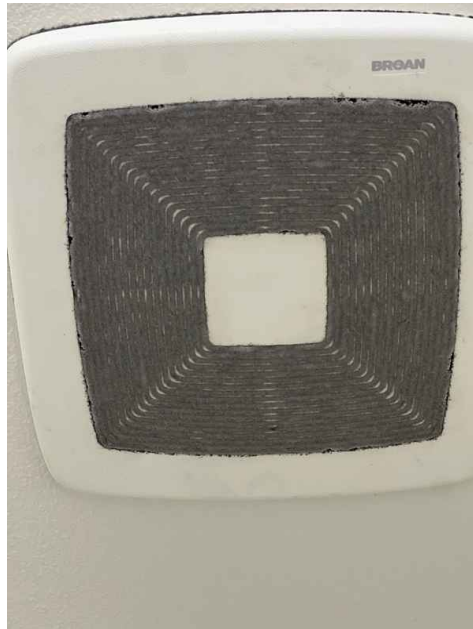
VENT FANS - DIRTY



The ventilation fans at the bathroom/laundry areas need general cleaning. Recommend correction by a qualified professional as necessary at this time to ensure continued proper function.

Recommendation

Contact a qualified professional.



Laundry room Close Up Photo

6.6.1 COUNTERS, CABINETS, DRAWERS, CLOSET

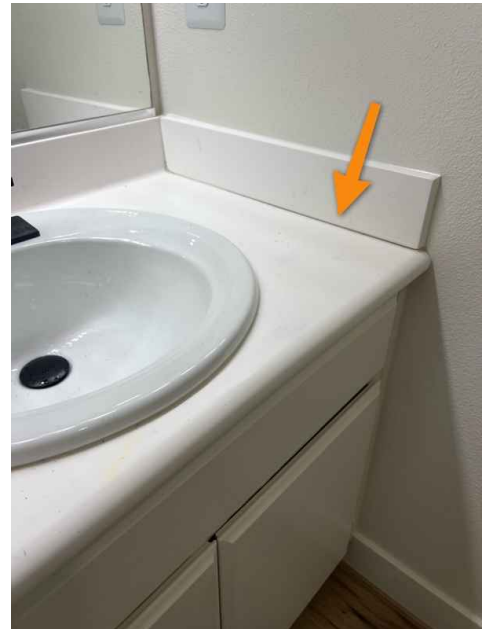
CAULKING/ GROUT - CRACKED OR MISSING



Cracked and/or missing grout noted at counter/backsplash in one or more locations. Recommend corrections by a licensed tile contractor as necessary at this time.

Recommendation

Contact a qualified tile contractor



Bedroom 5 Bath 3rd Floor

6.6.2 COUNTERS, CABINETS, DRAWERS, CLOSET

CABINET FLOOR - MOISTURE STAINS/DAMAGE



Attention Items

Moisture stain(s)/damage noted at the floor of the cabinet below the sink(s). This appeared to be indicative of a previous leak. The area appeared to be wet at the time of the inspection. Recommend further evaluation by a licensed plumbing contractor to determine any repairs necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bath left sink

6.9.1 WINDOWS (REPRESENTATIVE NUMBER)

SCREENS - NOT INSTALLED



Attention Items

Screen(s) noted not installed. Recommend replacement as necessary at this time.

Recommendation

Contact a qualified professional.



Bedroom 5 3rd Floor

7.3.1 GARAGE CEILINGS/ROOF FRAMING

OVERHEAD STORAGE



Attention Items

Overhead storage was noted present in the garage. Storing weight on the roof structure of the garage can promote damage and sagging of the roof structure. Recommend consulting a licensed general contractor for further evaluation to determine if corrections are necessary at this time.

Recommendation

Contact a qualified general contractor.



7.4.1 GARAGE WALLS (Including Firewall Separation)

FIREWALL GAPS OR HOLES



Safety Concerns

Gap(s) or hole(s) noted in the firewall at the garage. Wherever the garage shares a wall with adjacent living space, a fire-rated sheetrock must be installed and intact for fire resistive performance. Recommend further evaluation by a licensed drywall contractor and having any gaps/holes patched as necessary at this time for safety.

Recommendation

Contact a qualified drywall contractor.



7.5.1 GARAGE FLOOR

STAINS ON FLOOR (COSMETIC)



Observation Items

Staining noted on the garage floor in areas. Unable to determine the exact cause. You may wish to view this for yourself and/or have further evaluated by a licensed concrete contractor or restoration contractor to determine if corrections are necessary at this time.

Recommendation

Contact a qualified concrete contractor.



7.6.1 GARAGE DOOR OPERATORS

BATTERY BACKUP - NOT EQUIPPED



Attention Items

This home's garage door opener does not appear to be equipped with a battery backup that will allow the door to function during electrical outages. This can prove to be a safety hazard and may not be in compliance with today's building/safety standards. Recommend further evaluation by a licensed garage door contractor to determine if corrections or upgrades are necessary at this time. To learn more about this recent change please click [HERE](#).

Recommendation

Contact a qualified garage door contractor.



9.2.1 WALL CLADDING, TRIM AND FLASHING **STUCCO - CRACKS**



Attention Items

There are crack(s) in the stucco. Crack(s) may result from movement, or poor workmanship. However many of them are cosmetic. Recommend monitoring conditions, and repair/upgrade as necessary, by a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor



11.2.1 HEATING - EQUIPMENT **FURNACE TURNED ON (THERMAL IMAGING PHOTO) - HEAT EXCHANGER NOT VISIBLE**



Attention Items

The furnace(s) appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. Because of this, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

Recommendation
Contact a qualified heating and cooling contractor



2nd Floor Primary Bathroom

11.2.2 HEATING - EQUIPMENT
FURNACE 0-10 YEARS OLD

Attention Items

The furnace is 0-10 years old. Most furnaces have a typical lifespan of 15-20 years with proper maintenance. While the unit may still be functional, components begin to wear and efficiency typically declines over time. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. Monitoring performance and scheduling regular maintenance can help extend the system's life and identify potential issues before they become major problems.

Recommendation
Contact a qualified HVAC professional.



11.6.1 COOLING - EQUIPMENT
AIR CONDITIONER - PRODUCED COOL AIR

Attention Items

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional.

We are unable to verify the condition of the entire span of the air conditioner refrigerant line, and condensation drain line due to insulation, wall/floor coverings and other finishes and/or obstructions. We recommend you ask the seller of any prior repair or issues, or have further evaluated by a licensed HVAC contractor to determine if latent defects exist.

Recommendation
Contact a qualified heating and cooling contractor



11.6.2 COOLING - EQUIPMENT
FOAM MISSING AT REFRIGERANT LINE

 Attention Items

The foam sleeve on the refrigerant line is missing and/or damaged in one or more areas. Missing/damaged foam on the suction line can cause energy loss and condensation. Recommend repair by a licensed HVAC contractor as necessary at this time.

Recommendation
Contact a qualified heating and cooling contractor



11.6.3 COOLING - EQUIPMENT
A/C 0-10 YEARS OLD

 Attention Items

The air conditioning equipment is 0-10 years old. This relatively young system suggests it is still within a typical service lifespan and should be functioning near design capacity. Regular maintenance and filter changes help ensure continued reliable operation and efficiency.

Recommendation
Contact a qualified heating and cooling contractor



Manufactured 2017

11.9.1 DUCTS / FILTERS (Distribution System)

FILTER - DIRTY

The air filter appeared to be dirty and should be cleaned and or replaced. Recommend further evaluate by a licensed HVAC contractor.

Recommendation

Contact a qualified professional.

