

Report: 620 Sacramento Ave, Spring Valley, CA 91977 **Address:**

ACE HOME INSPECTION

Prepared for:
620 Sacramento Ave, Spring Valley, CA 91977



May 16, 2013

Inspected By: Donald L. Walker

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GENERAL INFORMATION

Inspection Date:

May 16, 2013.

Inspection Site:

620 Sacramento Ave, Spring Valley, CA 91977.

People Present:

Purchaser family, Purchaser, Selling agent, Homeowner.

Building Style & Type:

Single family.

Stories:

1.

Space Below Grade:

None.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Weather:

Clear.

Outside Temperature (f):

60-70.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

	OK	MM	RR	
<i>Driveway:</i>	p	p	"	Cracks noted are typical.
<i>Walks:</i>	p	p	"	



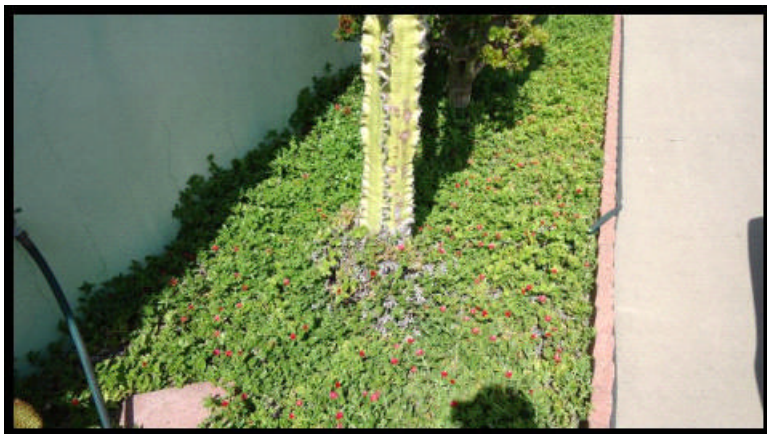
<i>Exterior Steps / Stoops:</i>	"	"	p	
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Handrails needed, Improper rise/run on steps.

<i>Slab:</i>	p	"	"	Cracks noted - typical.
<i>Structure:</i>	p	"	"	
<i>Condition:</i>	p	"	"	
<i>Site:</i>	"	p	p	

.. .. p



Bed are retaining water.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Materials & Condition:

OK MM RR
 " p p



Cracks noted are major, Damaged siding.





	OK	MM	RR
Flashing & Trim:	p	..	..
Chimney Exterior:	p	..	..
Flue:	p	..	..
Flashing:	p	..	..
Chimney Cap:	p	..	..
Height & Clearance:	p	..	..
Materials & Condition:	..	p	..

GARAGE - CARPORT

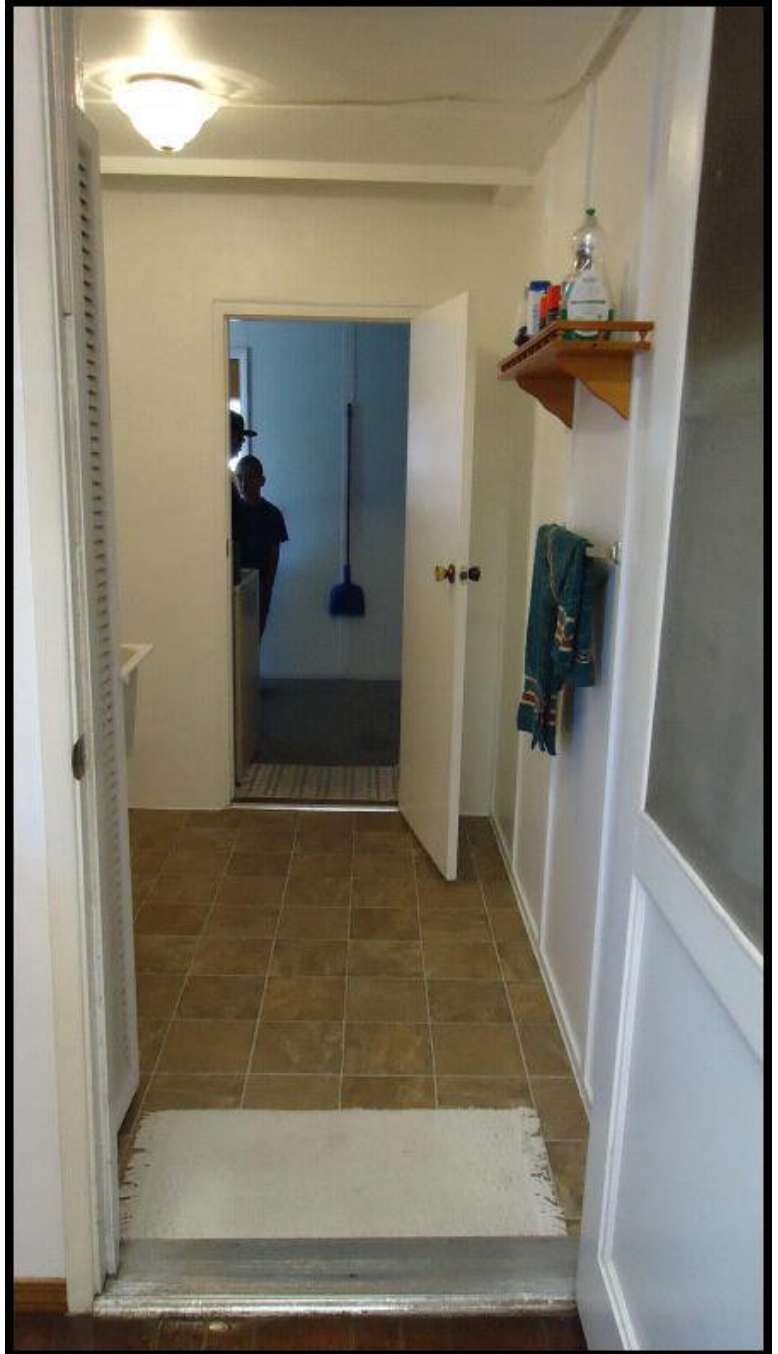
Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Attached, Two car.

	OK	MM	RR	
Condition:	p	"	"	
Condition:	p	"	"	
Material - Condition:	p	"	"	
Door Operator:	p	"	"	Automatic reverse feature is, operational.

Service Doors:

OK MM RR
p " "



There is no self closing fire rated door separating the garage from the living areas of the house.

Type & Condition:

OK MM RR
p " "

Condition:

p " " Typical cracks noted.

PLUMBING SYSTEM

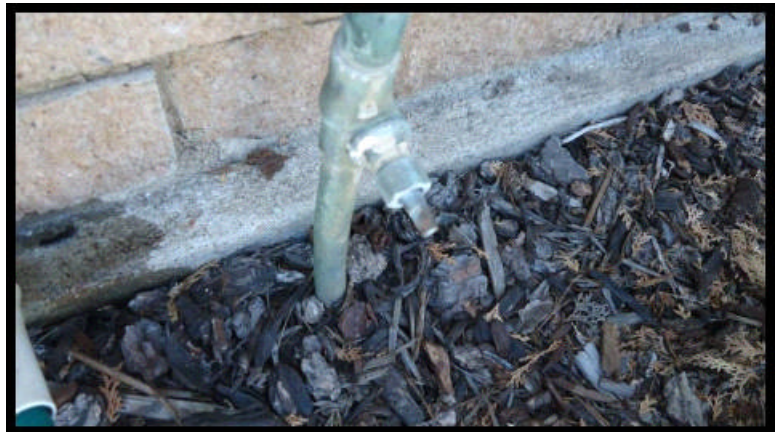
Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Shut Off:

OK MM RR
" " p



Missing handle.

Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



Material:

Combination of materials.

Condition:

OK MM RR
p " "

General:

p " "

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Power Source:
Gas.

Capacity:
40 Gallons.

Location:
Utility room.

Condition:

" p p



Corrosion is noted, There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible.

Meter / Tank:

p " "

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Kitchen Sink:

p " "

Laundry: OK MM RR
p p "

Laundry: p " "

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

	OK	MM	RR
Type & Condition:	p
Type & Condition:	p
Condition:	p



Improper wiring.

Counters & Cabinets:	p
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LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

<i>Location:</i>	Garage.
<i>Fuel System:</i>	OK MM RR " " p No gas service viewed.
<i>Dryer Vent:</i>	p " "

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

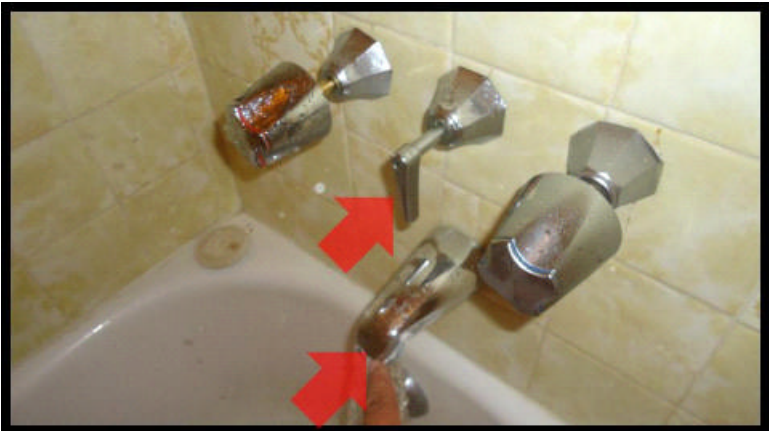
Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

	OK	MM	RR
Master Bath:	p	..	..
Bath Between Bedrooms:	p	..	..
Master Bath:	p	..	..
Bath Between Bedrooms:	p	..	..

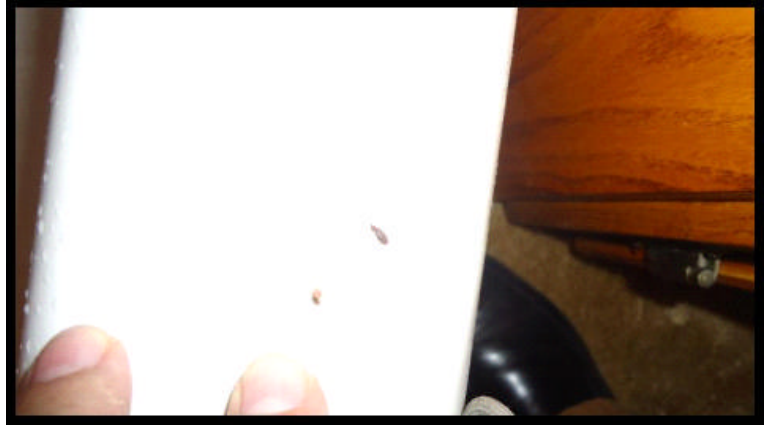


The following problems were noted at the toilet: Toilet is loose at floor.

Master Bath:	p	..	..
Bath Between Bedrooms:	..	..	p



Diverter is weak or not operable Corrosion/Damage noted. When using the diverter pieces fell out.



Master Bath:

Bath Between Bedrooms:

OK	MM	RR
p
..	..	p



Remove mirrors.

Master Bath:

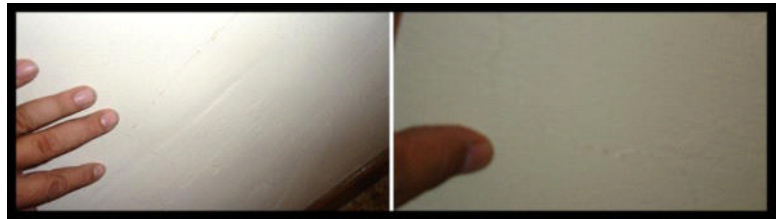
Bath Between Bedrooms:

p	..	..
p	..	..

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

	OK	MM	RR
<i>Main Entry Door:</i>	p	"	"
<i>Other Exterior Doors:</i>	p	"	"
<i>Overall Interior Door Condition:</i>	p	"	"
<i>Laundry:</i>	p	"	"
<i>Master Bath:</i>	p	"	"
<i>General Type & Condition:</i>	p	"	"
<i>Kitchen Interior:</i>	p	"	"
<i>General Material & Condition:</i>	"	p	"



Typical cracks noted.

<i>Kitchen Interior:</i>	p	"	"
<i>Laundry:</i>	p	"	"
<i>Master Bath:</i>	p	"	"
<i>Bath Between Bedrooms:</i>	p	"	"

General Type & Condition: p p "



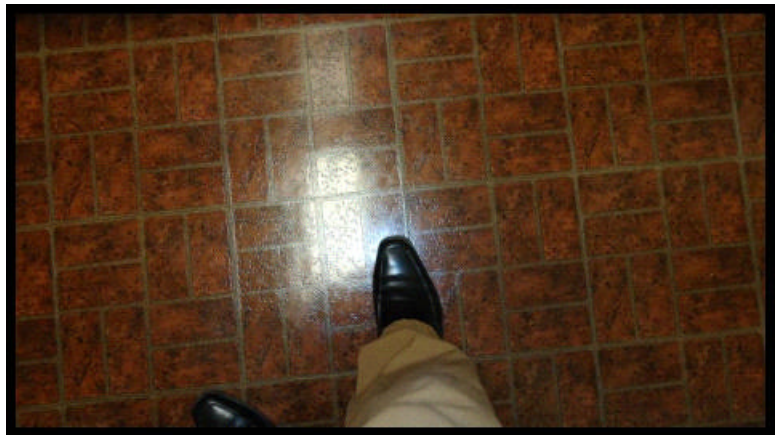
Typical cracks noted.

	OK	MM	RR
Kitchen Interior:	p	"	"
Laundry:	p	"	"
Master Bath:	p	"	"
Bath Between Bedrooms:	p	"	"
General:	"	p	"



Uneven areas noted.

Kitchen Interior: " p p



The floor covering material is not proper.

Laundry:	p	"	"
Master Bath:	p	"	"

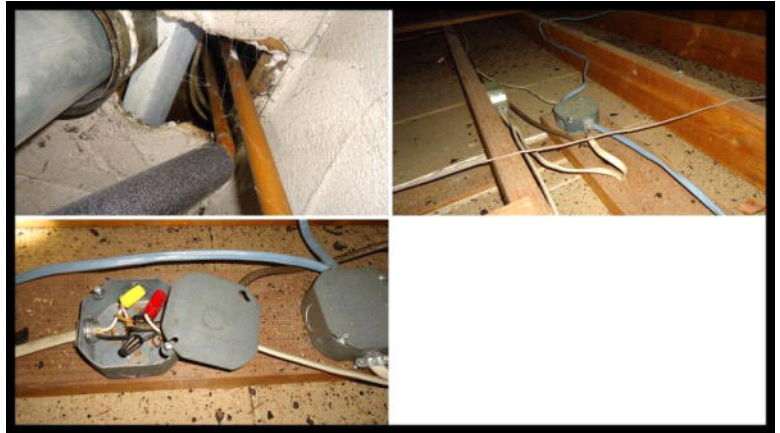
	OK	MM	RR
<i>Bath Between Bedrooms:</i>	p	..	..
<i>Smoke / Fire Detector:</i>	..	..	p Add Co detectors.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

	OK	MM	RR
<i>Type & Condition:</i>	p	"	"
<i>Main Panel Location:</i>	p	"	"
<i>Branch Wiring:</i>	"	p	p



Garage Walls:

.. p p

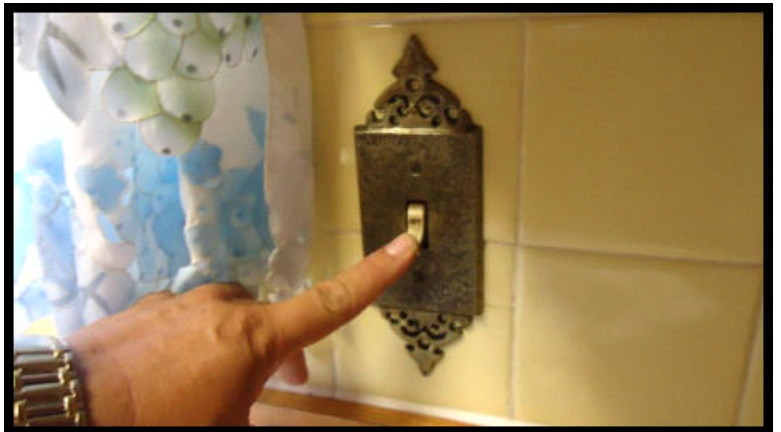


Over extended with different wires tied together.



Kitchen Interior:

OK MM RR
.. .. p



Replace switch.

Laundry:

p

Master Bath:

p

Bath Between Bedrooms:

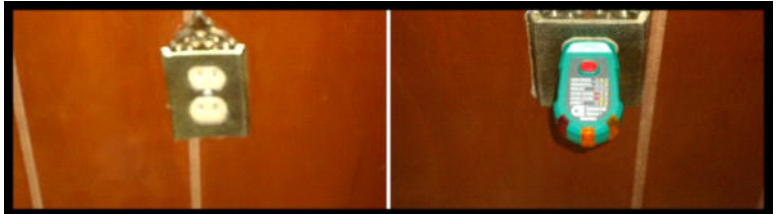
.. .. p



Replace switch.

General:

OK MM RR
.. p ..



Some grounded type outlets did not appear to be properly grounded. two prong noted.

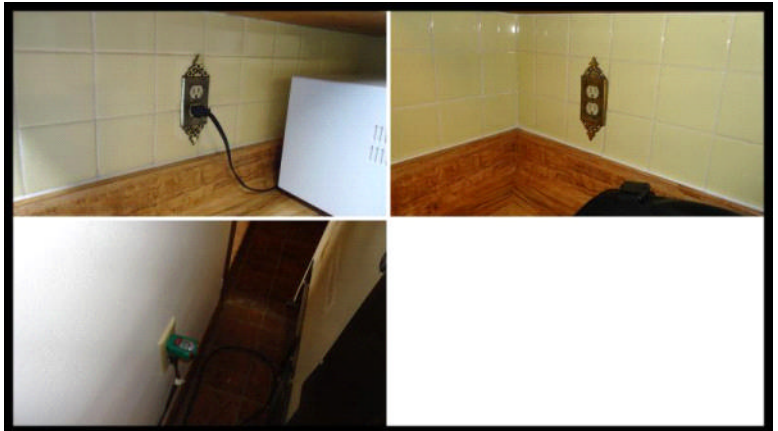
Garage Walls:

.. p ..

Some grounded type outlets did not appear to be properly grounded. Over extended.

Kitchen Interior:

.. .. p



Some grounded type outlets did not appear to be properly grounded. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Refrigerator is plugged into a two prong receptacle. We suggest upgrading to a grounded type receptacle.

Laundry:

p

Master Bath:

OK MM RR
p



Ground Fault Circuit Interrupter (GFCI) outlets are needed for exterior, garage, bath rooms & kitchen outlets.

Bath Between Bedrooms:

OK MM RR
p



Ground Fault Circuit Interrupter (GFCI) outlets are needed for exterior, garage, bath rooms & kitchen outlets.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

<i>Type & Location:</i>	Space heaters.
<i>Fuel Source:</i>	Natural Gas.
<i>General Operation & Cabinet:</i>	OK MM RR p p "



Rust noted.

<i>Burners / Heat Exchangers:</i>	p " "
<i>Combustion Air:</i>	p " "
<i>Flues, Vents, Plenum:</i>	p " "
<i>Normal Controls:</i>	p " "
	p " "

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Style:

Hip.

Roof Covering:

OK MM RR

p " "

p " "

p p "

" " p



Consider installing gutters and downspouts to help with site drainage, Missing downspouts.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Access: Attic is full size.

Structure: OK MM RR

Ventilation: p " "

Insulation: " p "



There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation.

