



Your Inspection Report

527 Valley Dr
Crestline, CA 92325



PREPARED FOR:
RAYMOND .ACUNA

INSPECTION DATE:
Tuesday, December 28, 2021

PREPARED BY:
Jim Ruether CRMI, CMI, CHI.

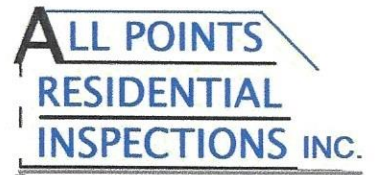
ALL POINTS
RESIDENTIAL
INSPECTIONS INC.



ALL POINTS RESIDENTIAL INSPECTIONS INC
12197 Crystal Ave
Chino, CA 91710

(909) 215-1036

www.aprinspect.com
jim@aprinspect.com



December 30, 2021

Dear Raymond .Acuna ,

RE: Report No. 6893, v.2
527 Valley Dr
Crestline, CA
92325

Thank you for choosing ALL POINTS RESIDENTIAL INSPECTIONS to perform your Inspection. We trust the experience will be both useful and enjoyable.

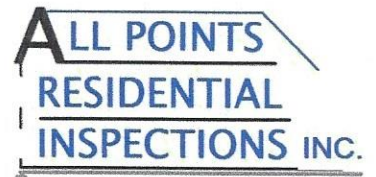
Please feel free to contact us if you have any questions about the report (909) 628 7181

Thanks again for allowing us to work with you.

Sincerely,

Jim Ruether CRMI, CMI,CHI.
on behalf of
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INVOICE

December 30, 2021

Client: Raymond .Acuna

Report No. 6893, v.2

For inspection at:

527 Valley Dr

Crestline, CA

92325

on: Tuesday, December 28, 2021

Home inspection up to 2000 sq ft.

\$345.00

Total

\$345.00

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HEALTH, SAFETY & MAIN CONCERNS

527 Valley Dr, Crestline, CA December 28, 2021

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HEALTH, SAF

ROOFING

EXTERIOR

STRUCTURE

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REFERENCE

The summary is provided as a courtesy and is not a substitute for the entire report. The complete report must be read and considered before making decisions related to the home inspection.

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • [Ledgerboard problems](#)

Location: Exterior

Task: Improve

Electrical

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Location: Rear Exterior Wall

Task: Repair

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Bathroom

Task: Provide

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Location: Kitchen

Task: Provide

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Location: Bedrooms

Task: Provide

Plumbing

WATER HEATER \ Tank

Condition: • Seismic Braces required

During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.

Two required, One placed 1/3 down from the top and one placed 4" above controls.

Location: Crawl Space

Task: Provide

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • Improper TPR drain material used. Material is to be the same as allowed for water distribution. (galvanized

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steel, hard-drawn copper)no flexible line.

Location: Crawl Space

Task: Replace

Interior

WINDOWS \ Glass (glazing)

Condition: • [Broken](#)

Location: North Bedroom

Task: Replace

All conditions noted in the report should be further investigated by a qualified specialist for related or additional conditions. Systems that could not be inspected for any reason at the time of this inspection. If system becomes operable - if requested, All Points Residential Inspections will return to inspect for an additional fee.

ROOFING

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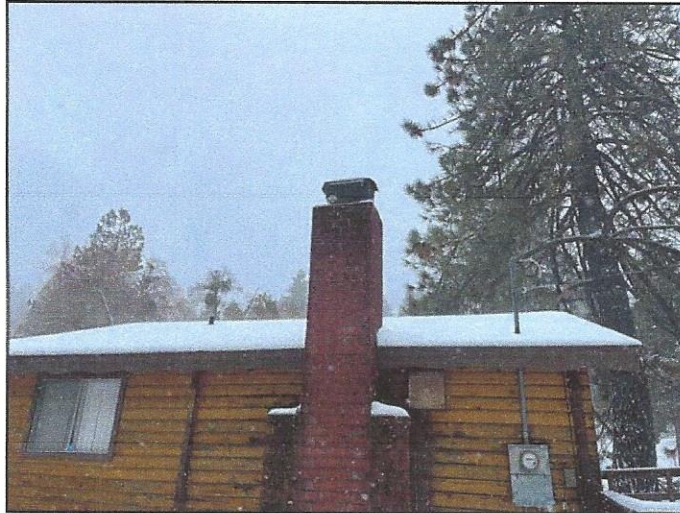
Description

Sloped roofing material: • [Asphalt shingles](#)

Limitations

Roof inspection limited/prevented by:

- Snow



Inspection performed: • From the ground

Observations and Recommendations

RECOMMENDATIONS \ General

1. Condition: • I recommend having the roof evaluated and or repaired by a licensed roofing contractor.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Multiple layers](#)

Location: Roof

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Description

Lot slope: • [Hillside](#)

Wall surfaces - wood: • [Boards](#)

Limitations

Inspection limited/prevented by:

- Snow / ice / frost



No or limited access to: • Area below steps, deck, porches

Observations and Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

3. Condition: • [Damage](#)

Location: Right Side

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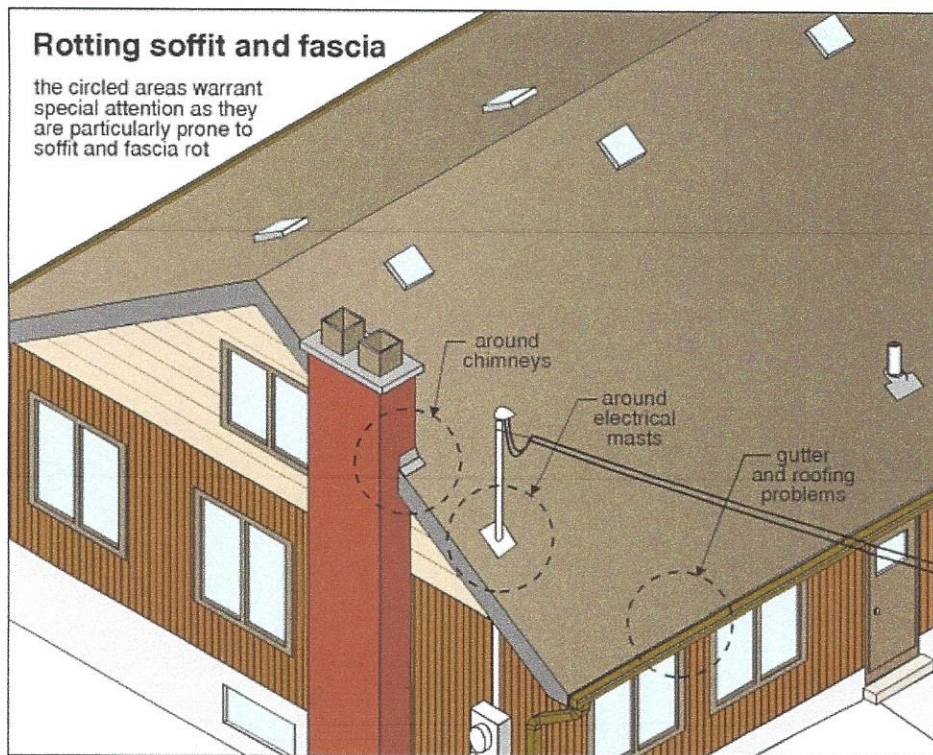
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WALLS \ Log

4. Condition: • Finish coat / sealant deteriorated

Location: Exterior Wall

Task: Repair

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

5. Condition: • [Leaning](#)

Location: Rear Exterior

Task: Repair



6. Condition: • Not anchored at base

Location: Rear Yard

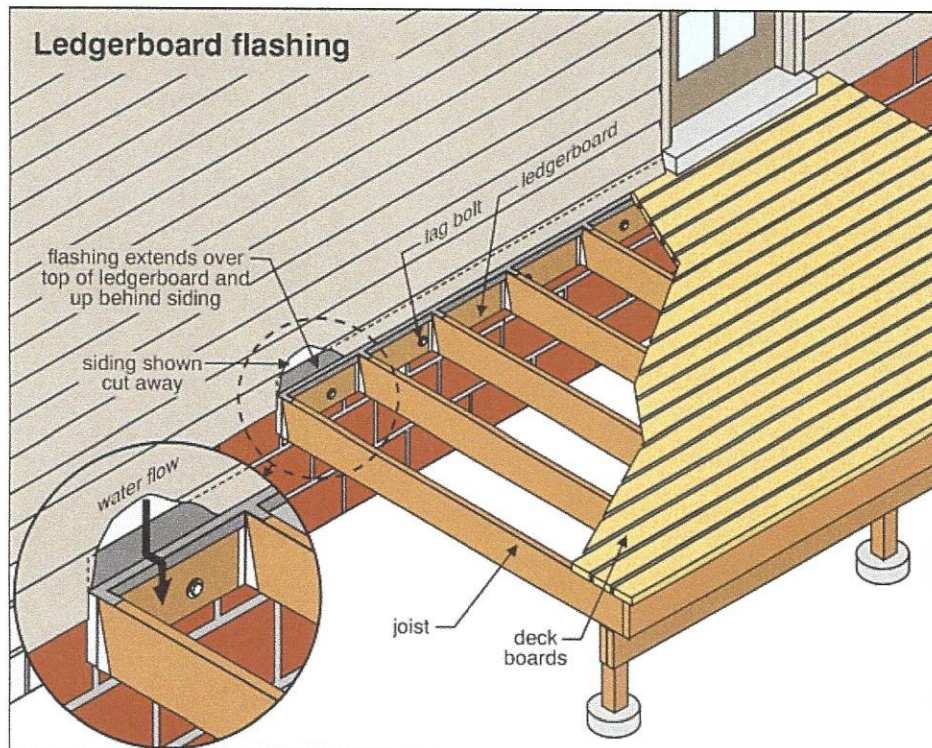


PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

7. Condition: • [Ledgerboard problems](#)

Location: Exterior

Task: Improve



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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

8. Condition: • [Loose](#)

Location: Front Porch

Task: Repair



9. Condition: • [Spindles \(balusters\) climbable](#)

Task: Improve

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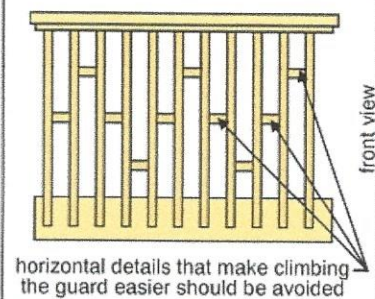
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles (balusters)

4" diameter sphere (6" in some jurisdictions)

construction note:

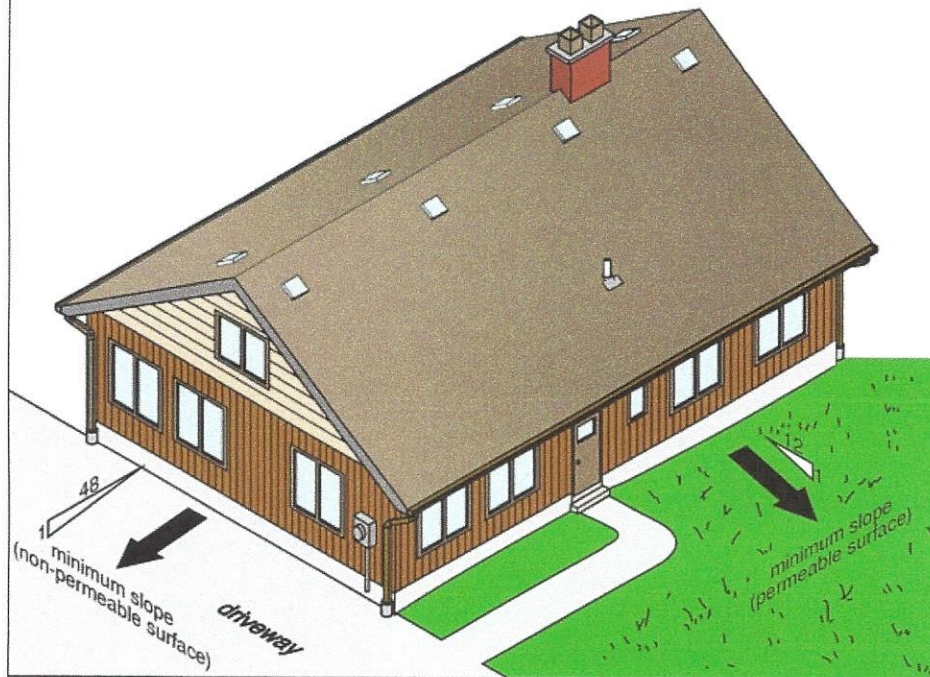


LANDSCAPING \ Lot grading

10. Condition: • [Improper slope or drainage](#)

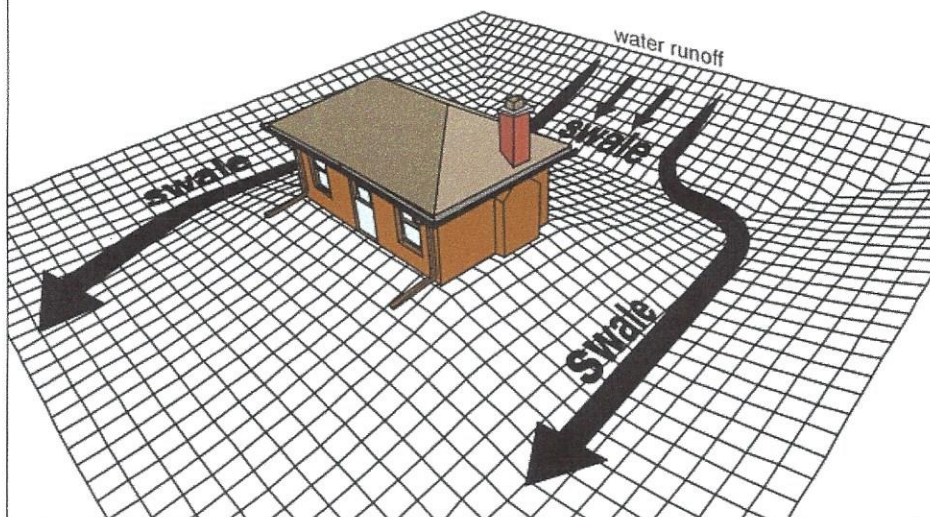
Location: Various Yard

Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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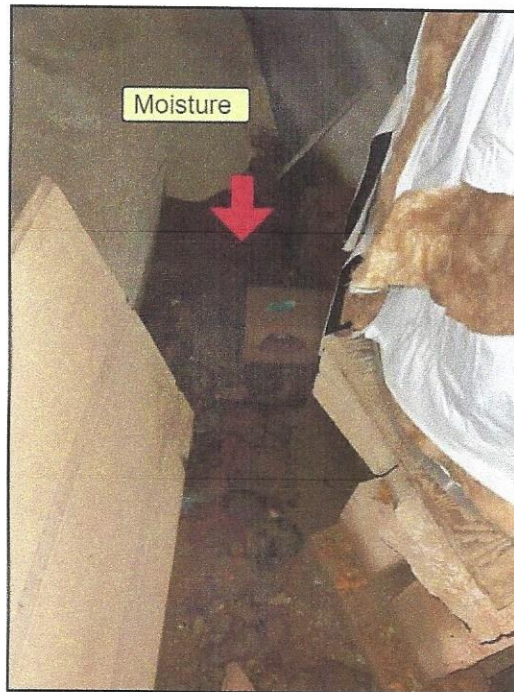
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Description

Configuration: • [Crawlspace](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Log](#)

Roof and ceiling framing: • Rafters

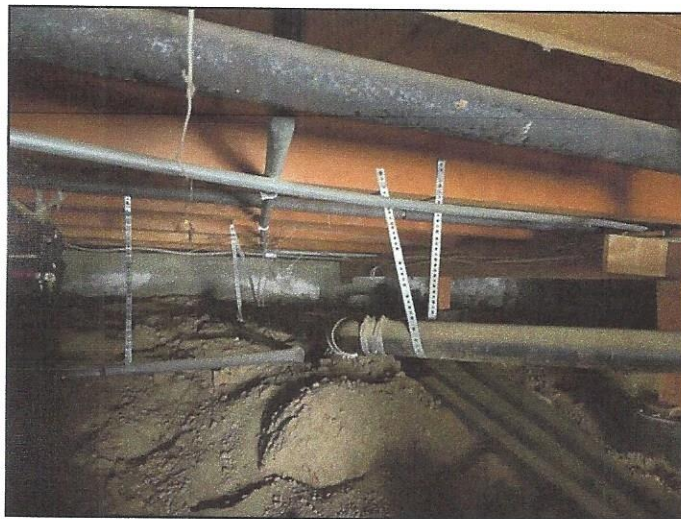
Observations and Recommendations

FOUNDATIONS \ General notes

11. Condition: • Some efflorescence (salt deposit from water evaporation) found inside some areas of the foundation walls from moisture intrusion. Recommend water controls like roof gutters and down spouts to convey water min 6' from the foundation and planters that drain away from the foundation.

Location: Crawl Space

Task: Improve



FLOORS \ Sheathing/Subflooring

12. Condition: • Water stains

Location: Crawl Space Bathroom

STRUCTURE

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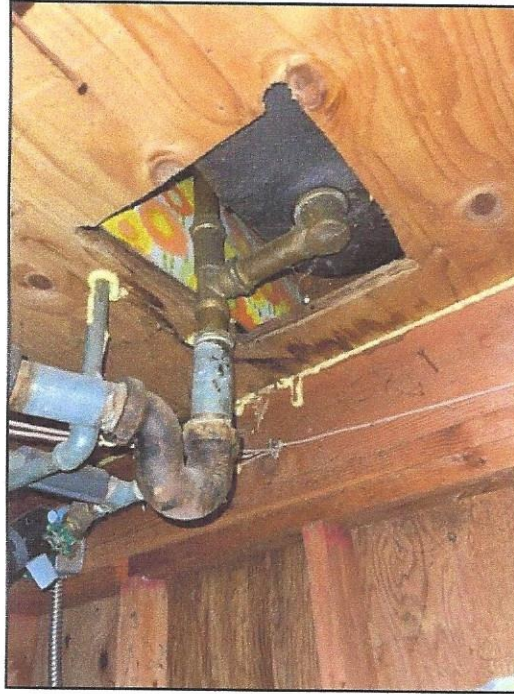
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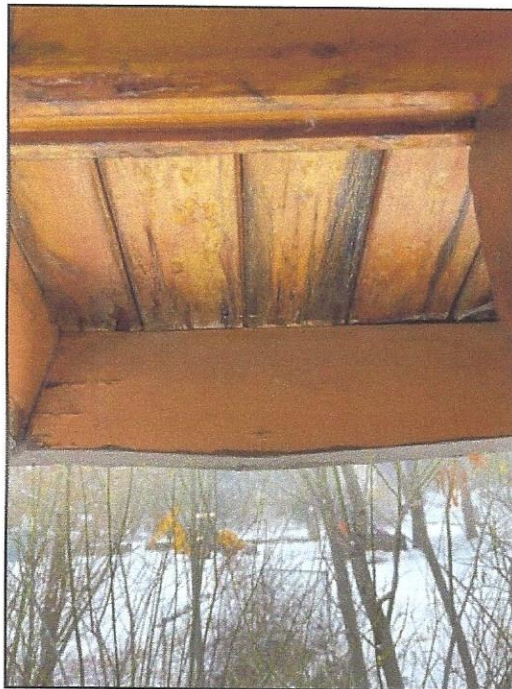


ROOF FRAMING \ Sheathing

13. Condition: • [Water stains](#)

Location: Various

Task: Repair



ELECTRICAL

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Description

Service entrance cable and location: • [Overhead](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

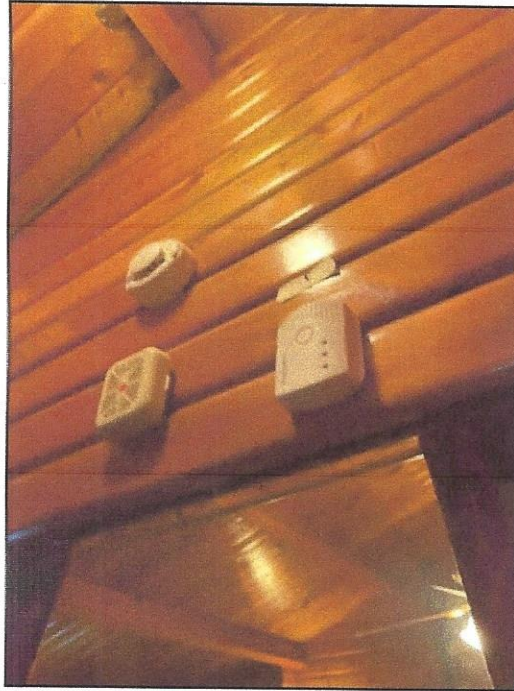
Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



Carbon monoxide (CO) alarms (detectors):

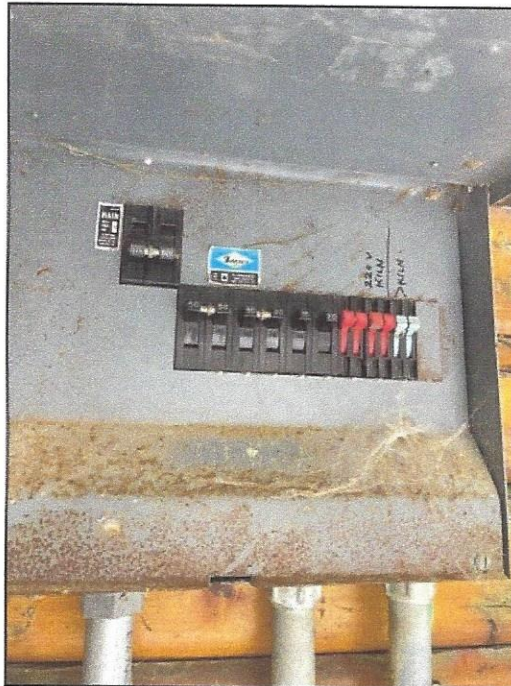
- Present



Limitations

Circuit labels:

- The circuits are not labeled at the panel

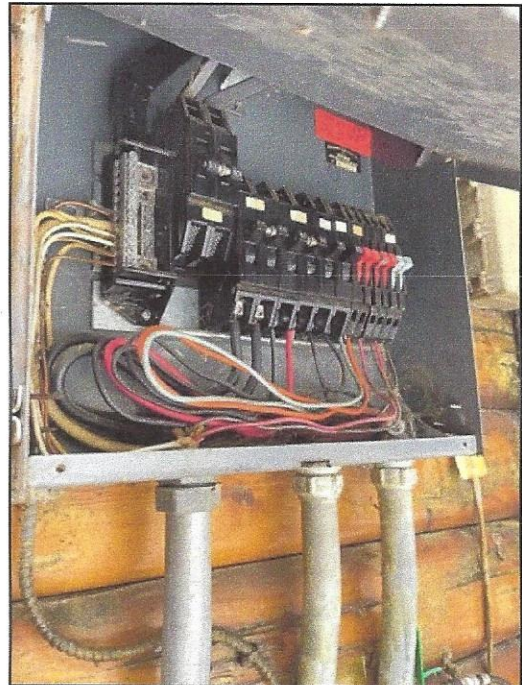


Observations and Recommendations**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

14. Condition: • [Zinsco panel may be defective.](#)

Zinsco circuit breakers are notorious for arcing and welding to the aluminum power bus.

Task: Further evaluation

**DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

15. Condition: • [Exposed on walls or ceilings](#)

Location: Rear Exterior Wall

Task: Repair

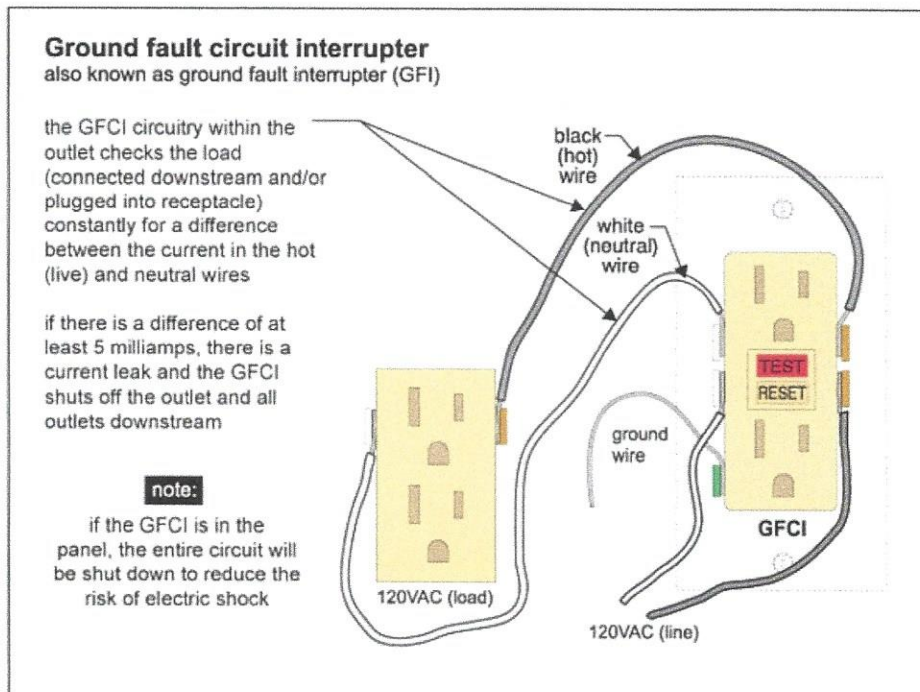


DISTRIBUTION SYSTEM \ Outlets (receptacles)

16. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Location: Kitchen

Task: Provide



ELECTRICAL

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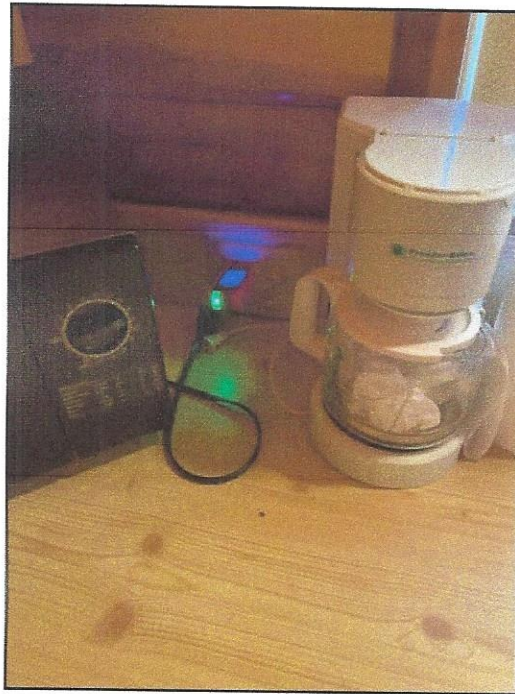
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17. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Location: Bathroom

Task: Provide



DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

18. Condition: • Missing

ELECTRICAL

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Location: Bedrooms

Task: Provide

19. Condition: • Smoke detectors are required in each sleeping room & adjoining area.
Minimum 1 detector each story & basement

HEATING

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Description

System type: • [Space heaters](#)

Fuel/energy source: • [Gas](#)

Efficiency: • [Conventional](#)

Main fuel shut off at: • Meter

Observations and Recommendations

RECOMMENDATIONS \ General

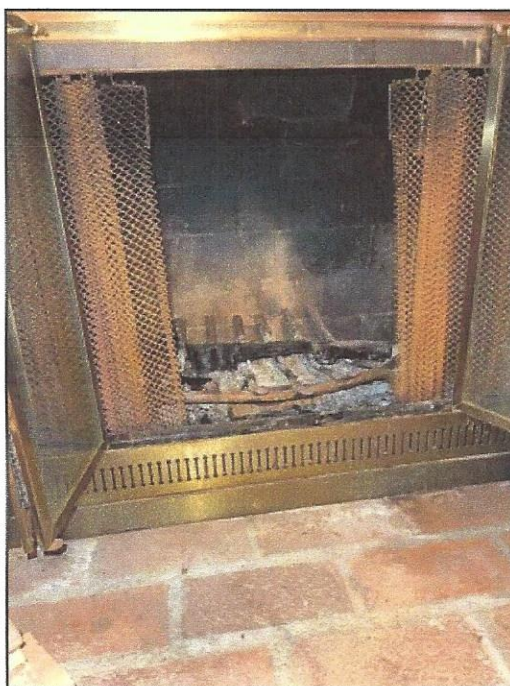
20. Condition: • No improvement recommendations are offered as a result of this inspection.

CHIMNEY AND VENT \ Inspect/sweep chimney

21. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Location: Living Room

Task: Clean



INSULATION AND VENTILATION

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Observations and Recommendations

RECOMMENDATIONS \ General

22. Condition: • May have had rodent activity

Location: Kitchen

Task: Further evaluation



Description

Service piping into building: • [Galvanized steel](#)

Supply piping in building: • [Galvanized steel](#)

Main water shut off valve at the:

- Crawlspace



Water heater type:

- [Conventional](#)

PLUMBING

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Water heater fuel/energy source: • [Electric](#)

Water heater tank capacity: • Not determined

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Cast iron](#)

Main fuel shut off valve location:

- Gas meter



PLUMBING

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Limitations

General: • Water heater data plate not visible

Inspection limited/prevented by: • System winterized

Fixtures not tested/not in service: • Sink • Bathtub • Toilet • Water heater

Observations and Recommendations

WATER HEATER \ Tank

23. Condition: • Seismic Braces required

During past earthquakes, water heaters have moved or tipped over if they were not securely anchored to adjacent walls or floors. This movement has resulted in gas line or water line leaks, and electrical wiring damage. Gas line leaks and damaged electrical wiring pose health and fire hazards, and water line leaks can cause significant and costly property damage.

Two required, One placed 1/3 down from the top and one placed 4" above controls.

Location: Crawl Space

Task: Provide



WATER HEATER \ Temperature/pressure relief (TPR) valve

24. Condition: • [Discharge tube threaded](#)

Location: Exterior Wall

Task: Repair

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25. Condition: • Improper TPR drain material used. Material is to be the same as allowed for water distribution. (galvanized steel, hard-drawn copper) no flexible line.

Location: Crawl Space

Task: Replace



no flexible line.

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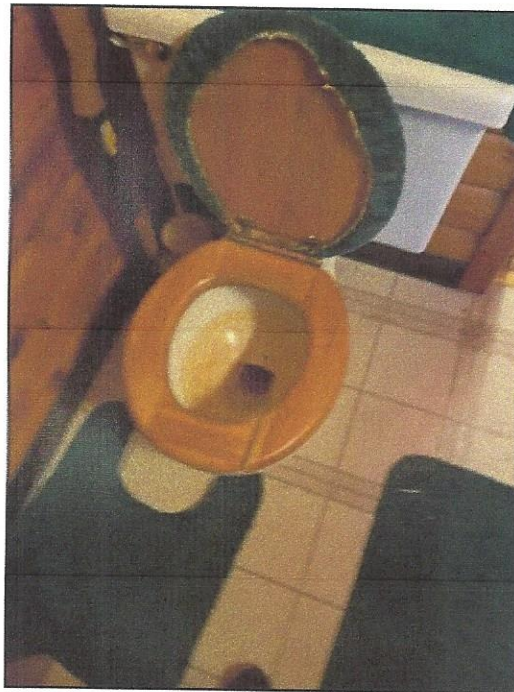
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FIXTURES AND FAUCETS \ Toilet

26. Condition: • Broken seat

Location: Bathroom

Task: Replace



Description

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#)

Major ceiling finishes: • [Wood](#)

Major wall and ceiling finishes: • [Paneling](#)

Windows: • [Sliders](#)

Glazing: • [Single](#)

Exterior doors - type/material: • [Wood](#) • [Metal](#)

Oven type: • Conventional

Oven fuel:

- Electricity



Range fuel:

- Electricity

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Appliances: • Range hood

Laundry facilities: • No laundry area provided

Bathroom ventilation: • Window

Observations and Recommendations

WINDOWS \ Glass (glazing)

27. Condition: • [Broken](#)

Location: North Bedroom

Task: Replace

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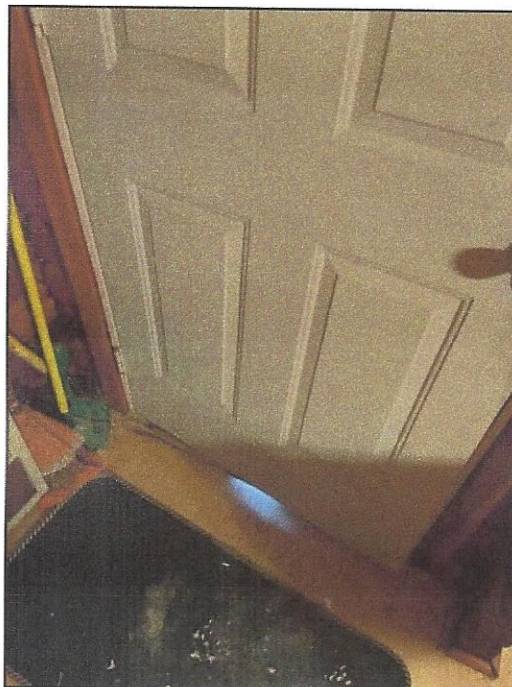


DOORS \ Doors and frames

28. Condition: • [Damage](#)

Location: Front door

Task: Repair or replace



INTERIOR

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

