



Accredited Home Inspectors  
Nichols, NY 13812  
Phone: 607-239-2490  
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# Inspection Report



Prepared for Robert Redford  
111 State Line Road  
Burbank, NY 54321



07:05 March 24, 2021

## Table of Contents

General Information	2
Electrical	3
HVAC	4
Water Heater	5
Plumbing	5
Basement/Foundation/Structure	6
Laundry Room/Area	8
Kitchen	8
Living Space	9
Fireplace/Wood Stove	10
Bathroom	11
Bedroom	12
Attic	13
Exterior	13
Roof	16
Garage/Carport	18
Summary	19

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Page 2 of 29



07:05 March 24, 2021

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111 State Line Road

## General Information

Inspections Ordered Home Inspection Radon Test Pest Inspection

### Property Information

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Property Address 111 State Line Road  
City Burbank State NY Zip 54321  
Buyers Agent Sally Fields

### Client Information

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Client Name Robert Redford  
Client Address Starlight Lane  
City Hollywood State California Zip 12345  
Phone (607) 768-3739  
E-Mail rredford@redman.com

### Inspection Company

---

Inspector Name Rick Kie  
Company Name Accredited Home Inspectors  
Address Po Box 209  
Inspector Name Rick Kie  
City Glen Aubrey State NY Zip 13777  
Phone 607-221-8724  
E-Mail Rick.Accredited@gmail.com  
Cost of Inspection \$400

### Conditions

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Others Present Buyer Property Occupied Occupied  
Estimated Age 1963 Entrance Faces North  
Inspection Date 10/11/2017  
Appointment Time 8:00  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 65  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Public How Verified Visual Inspection  
Water Source City How Verified Visual Inspection

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Page 3 of 29



07:05 March 24, 2021

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## Electrical

Service Size Amps: 100 Volts: 240 Volts AC

Electrical Meter Exterior

Service Entrance Cable: Copper and aluminum

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper

Aluminum Wiring: Not present

Conductor Type: Cloth covered Romex, Romex

Ground Jumper at the Water Meter: Copper

Ground Rods: Copper

Garage Electric Panel

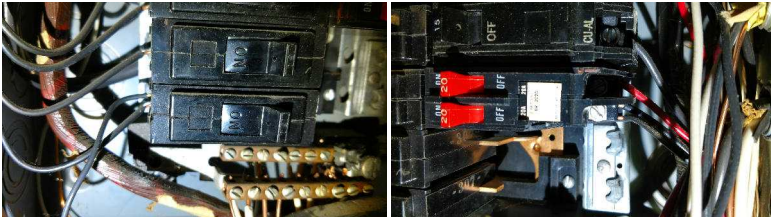
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Manufacturer: General

Maximum Capacity: 100 Amps

Main Breaker Size: No single main breaker exists

Breakers: CU/AL, Assessment: **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect them to an individual breaker for each circuit**



GFCI: Located at the panel, Assessment: The outlet at the panel should be ground fault protected.



Is the panel bonded? Yes

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Page 4 of 29



07:05 March 24, 2021

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## HVAC

Basement Heating System

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Heating System Operation: Adequate

Manufacturer: Air-Flo



Type: Forced air Capacity: 88,000 BTU

Area Served: Whole building Approximate Age: 2011

Fuel Type: Natural gas

Heat Exchanger: 8 Burners

Unable to Inspect: 40%

Blower Fan/Filter: Direct drive with disposable filter

Distribution: Hot air

Draft Control: Draft Induced

Flue Pipe: Single wall, Double wall, Assessment: **Pipe does not meet the minimum clearances requirements to combustibles.**



Controls: Limit switch, Assessment: Limit switches are not normally tested as part of the home inspection.

Thermostats: Individual

Suspected Asbestos: No



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## HVAC (Continued)

In furnace central air AC System

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A/C System Operation: Appears serviceable

Exterior Unit: Pad mounted, Assessment: [The condenser unit is not level. Leveling the unit is suggested so it operates properly.](#)



Manufacturer: Air-Flo  
Type of Unit: Central Air Approximate Age: 2011  
Electrical Disconnect: Tumble switch

## Water Heater

Basement Water Heater

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Water Heater Operation: Adequate

Manufacturer: A.O. Smith

Type: Natural gas Capacity: 40 Gal.

Approximate Age: 2011 Area Served: Whole building

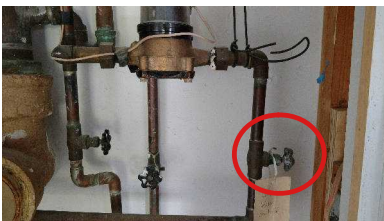
Flue Pipe: Single wall

TPRV and Drain Tube: Copper

## Plumbing

Water Main Copper

Shut-Off Valve Accessible



Water Lines Copper

Gas Service Lines: Black Pipe

Drain Lines Copper

Sewer Main Clean-Out Accessible

Vent Pipes Copper



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## Basement/Foundation/Structure

### Main Basement

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Structure Type: Wood frame

Foundation Walls: Block

Differential Movement: No movement or displacement noted

Beams: Steel I-Beam

Bearing Walls: Frame

Joists/Trusses: 2x8

Piers/Posts: Steel posts

Subfloor: Plywood, Assessment: **There where some brown spots on the floor joists and subfloor in the areas of the lights were they painted the areas white to illuminate the lighting. These spots are suspected mold from basement moisture entering the heated light area. I recommend spraying the areas with a moldicide available at any local building supply center.**



Floor/Slab: Poured slab

Sump Pump: Pedestal, Assessment: The sump should have a high rise cover installed.



Ceiling: Exposed framing, Suspended ceiling

Walls: Paint, painted paneling.



Floor: Ceramic tile

Floor Drain: Surface drain

Doors: Hollow wood, Assessment: **Missing hardware**

Windows: Wood, Steel Awning, Assessment: **The wood window is painted shut.**



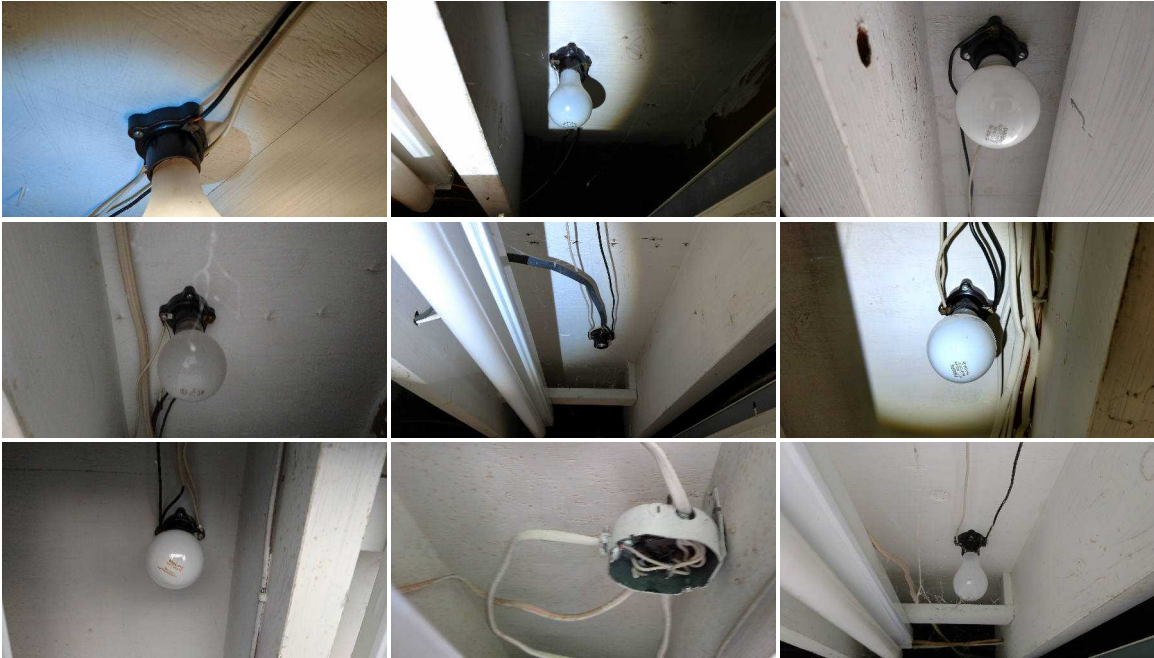


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## Basement/Foundation/Structure (Continued)

Electrical: 120, Assessment: **The older style light needs replacing.**



Smoke Detector: Missing, Assessment: **There should be a smoke detector in this room for safety purposes**

HVAC Source: Heating system register

Vapor Barrier:

Insulation:

Ventilation: Windows

Moisture Location: No moisture was present

Electrical: 120

Basement Stairs/Railings: Wood stairs with wood handrails





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## Laundry Room/Area

Bathroom closet Laundry Room/Area

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Electrical: 120/240 volts

Washer Hose Bib: Multi-port

Washer and Dryer Electrical: 110-240 VAC

Dryer Vent: Metal flex

Washer Drain: Wall mounted drain, Assessment: Not visible

Floor Drain: Not Present, Assessment: [A drain pan should be installed to prevent accidental flooding. It should also be tied into the plumbing drain](#)

## Kitchen

1st Floor Kitchen

---

Cooking Appliances: General Electric

Ventilator: Part of the over the counter microwave, Assessment: [The exhaust fan isn't properly installed. The exhaust motor needs to be turned inside the microwave to the recirculating position.](#)

Dishwasher: Whirlpool

Air Gap Present? No [Missing high loop to dishwasher. This may allow waste water from the sink to enter the dishwasher. The dishwasher drain hose should be elevated as high as possible inside the sink base and fastened to the wall.](#)



Sink: Stainless Steel

Plumbing/Fixtures: Chrome, PVC

Counter Tops: Granite

Cabinets: Wood



Microwave: General Electric

Refrigerator: Amana

Electrical: 120 Ground fault protected, Assessment: [Check dimmer to the dinning room light.](#)

Pantry: Single small, Assessment: [The door pulls stop the door before it's fully opened. This doesn't allow the roll out shelves to open fully.](#)

Ceiling: Paint



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## Kitchen (Continued)

Walls: Ceramic tile, Paint



Floor: Ceramic tile

Doors: Sliders

Windows: Vinyl



HVAC Source: Heating system register

## Living Space

Living Room Living Space

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Closet: Average

Walls: Paint



Ceiling: Plaster

Floor: Hardwood

Doors: Hollow wood

Windows: Wood

Electrical: 120

HVAC Source: Heating system register

Smoke Detector: Missing, Assessment: This floor should have a smoke detector. Missing carbon monoxide detectors



07:05 March 24, 2021

## Fireplace/Wood Stove

Basement Fireplace

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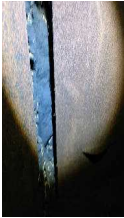
Fireplace Construction: Stone



Type: Wood burning

Smoke Chamber: Brick

Flue: Metal, Assessment: [Seal around the damper box with fiberglass insulation.](#)



Damper: Metal

Hearth: Flush mounted

Living Room Fireplace

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Fireplace Construction: Stone, Assessment: [Fill voids around fire brick](#)



Type: Wood burning

Smoke Chamber: Metal

Flue: Tile

Damper: Metal, Assessment: [The damper is missing.](#)

Hearth: Raised, Assessment: [The hearth is cantilevered and should be supported.](#)



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## Bathroom

### 1st floor main Bathroom

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Closet: Average

Walls: Paint



Ceiling: Paint

Floor: Ceramic tile

Doors: Hollow wood

Windows: Vinyl

Electrical: 120

Counter/Cabinet: Composite and wood

Sink/Basin: Porcelain

Faucets/Traps: Chrome fixtures with a PVC trap

Shower/Surround: Porcelain pan and fiberglass surround

Toilets: 1 1/2 Gallon Tank

HVAC Source: Heating system register

Ventilation: Electric ventilation fan

### 2nd floor main Bathroom

---

Closet: Single small

Ceiling: Paint

Walls: Paint

Floor: Vinyl floor covering

Doors: Hollow wood

Electrical: 120 Ground fault protected

Counter/Cabinet: Composite and wood

Sink/Basin: Molded single bowl

Faucets/Traps: Chrome fixtures with a PVC trap

Tub/Surround: Porcelain tub and fiberglass surround

Toilets: 1 1/2 Gallon Tank

HVAC Source: No Heat Source, Assessment: **No heat duct.**

Ventilation: Electric ventilation fan



07:05 March 24, 2021

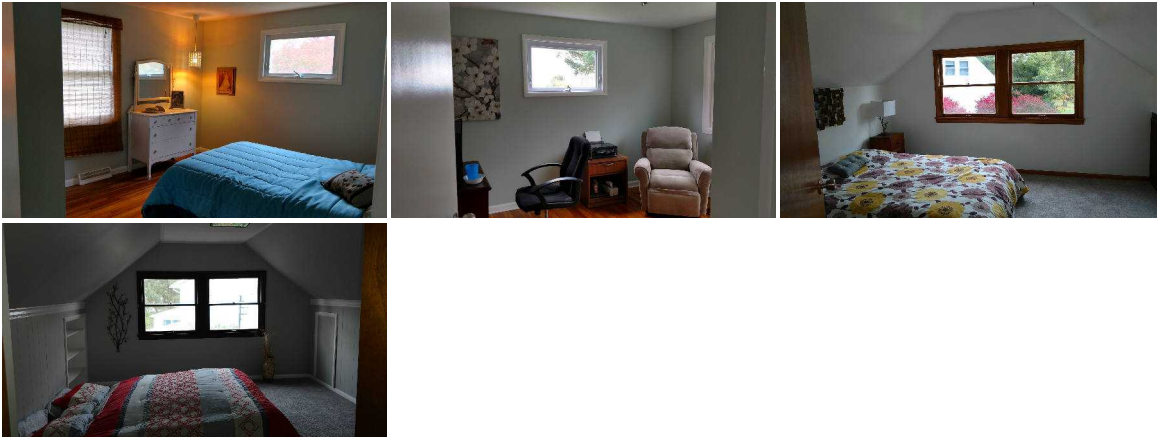
## Bedroom

1st Floor Bedroom

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Closet: None

Walls: Paint



Ceiling: Plaster

Floor: Hardwood

Doors: Hollow wood

Windows: Vinyl, Assessment: The vinyl trim on the rear window is not properly manufactured.



Electrical: 120

HVAC Source: Heating system register

Smoke Detector: Missing, Assessment: **There should be a smoke detector in this room for safety purposes**



07:05 March 24, 2021

## Attic

Knee walls Attic

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Method of Inspection: In the attic

Unable to Inspect: 30%

Roof Framing: 2x4 Rafter

Sheathing: Dimensional wood

Ventilation: No ventilation, Assessment: Vents covered or blocked. Recommend additional ventilation be installed or that the areas be spray foamed.

Insulation: Fiberglass, Assessment: Insulation has been damaged and is falling out of place.



Insulation Depth: 3", Assessment: However we rarely see this. The standard r- value for our area is R49 which is 20 inches of fiberglass or 18" of cellulose insulation. We recommend additional insulation be installed.

Vapor Barrier: Paper

Wiring/Lighting: 110 VAC

Bathroom Fan Venting: Unvented and in need of attention, Assessment: The bathroom improperly vents into attic and may cause moisture damage to the insulation

Moisture Penetration: Previous water penetration noted, Assessment: Previous ice damming from improper insulation and no ventilation. Spray foaming the area is recommended.

Suspected Asbestos: No

## Exterior

Driveway: Asphalt, Assessment: Heavy cracks in the surface. I recommend sealing the cracks to help extend the life of the driveway.

Walks: Concrete

Steps/Stoops: Concrete

Porch: Concrete

Deck: Treated wood, Assessment: The ledger wasn't properly attached to the home.

The ledger is missing the appropriate lag bolts securing it to the home. They should be installed every 16" . Missing ledger flashings.

18 of the 21 rafters weren't fitted properly to the ledger and are improperly fastened. The deck is a safety hazard in it's current condition and shouldn't be used until repaired properly.



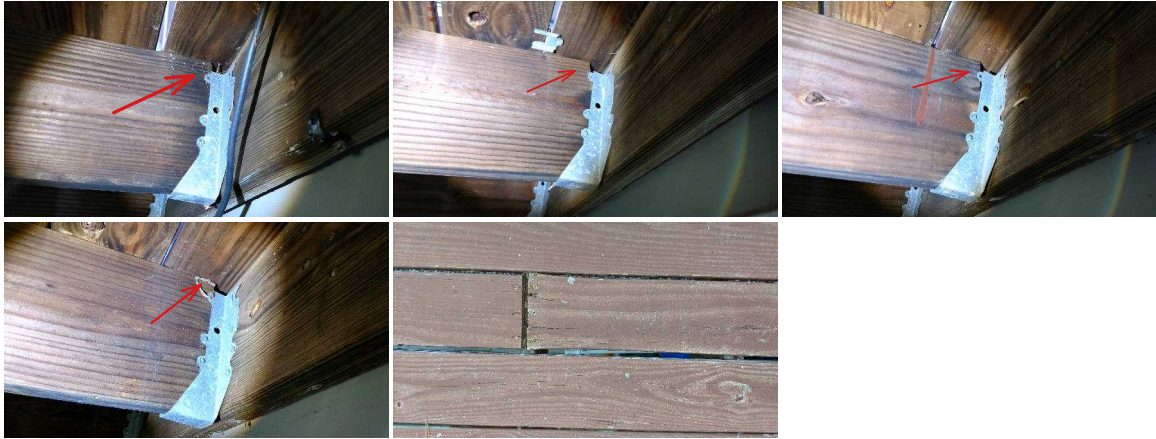


07:05 March 24, 2021

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## Exterior (Continued)

Deck: (continued)



Grading: Moderate slope

Vegetation: Landscaping

Window Wells: Steel, Assessment: [The window wells should be attached and caulked to the home with polyurethane to help prevent water intrusion.](#)



All Areas Exterior Surface

Type: Aluminum siding, Assessment: [The missing corner trim should e replaced.](#)

[Two dented areas were noted.](#)



Soffits: Wood

Fascia: Wood, Assessment: [The fascia will need scraping and painting.](#)



Gas Meter: Exterior surface mount at side of home

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Page 15 of 29



07:05 March 24, 2021

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## Exterior (Continued)

Main Gas Valve: Located at main line



Door Bell: Hard wired

Window and Door Trim: Wood, Assessment: The trim needs caulking where the siding meets the windows and doors.  
Exterior polyurethane caulking is my choice for longevity.



Basement Windows: Steel type awning windows

Hose Bibs: Rotary, Frost Free



Exterior Lighting: Surface mount, Pole light

Exterior Electric Outlets: 110 VAC, Assessment: The 3 pronged outlets should be updated to ground fault receptical's for safety purposes.





07:05 March 24, 2021

## Roof

Main Roof Surface

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Method of Inspection: On roof

Material: Asphalt shingle



Type: Gable

Approximate Age: Unknown

Flashing: Aluminum, Assessment: [The ridge vent is loose and may allow moisture to enter the attic space. Corrections are needed.](#)

[The garage roof doesn't appear to be properly step flashed against the house.](#)

[Improperly flashed metal chimney and plumbing vent. These areas could develop leaks over time if not properly sealed with tar.](#)



Plumbing Vent Flashing: Aluminum, Rubber





07:05 March 24, 2021

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## Roof (Continued)

Electrical Mast: Galvanized mast, Assessment: **Missing tieback to the roof securing the mast.**



Gutters: Aluminum

Downspouts: Aluminum

Leader/Extension: Missing, Assessment: **Extend runoff drains to move water away from foundation**



Fireplace Chimney

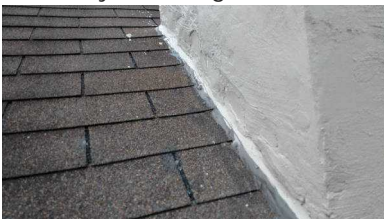
Chimney: Parged

Chimney Crown Concrete

Chimney Flue Not inspected due to the roof caps. There was no access to inspect the flue do to the roof pitch and chimney height.

Chimney Cap: Metal

Chimney Flashing: Unknown, Assessment: **The flashings were under the concrete and not visible**





07:05 March 24, 2021

## Garage/Carport

Attached Garage

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Type of Structure: Attached Car Spaces: 1

Service Doors: Wood, Assessment: **This door was acceptable when the home was built however adding a new fire door with self closing hinges is recommended for added fire protection.**

Garage Doors: Metal

Door Opener: Chamberlain

Door Operation: Mechanized

Ceiling: Exposed framing

Walls: Wood , Assessment: **This wall was acceptable when the home was built however updating the common wall between the house and garage with type X wallboard is recommended for added fire safety.**



Floor/Foundation: Poured concrete

Electrical: 120, Assessment: **Non-GFCI circuit I recommend updating the wiring to ground fault circuits.**

Windows: Wood, Assessment: **Replace missing lock hardware**

Roofing Material: Asphalt shingle, Assessment: **Improperly patched and could develop leaks.**



Roof Framing: 2x6 Rafter

Exterior Surface: Aluminum siding

Gutters: Aluminum

Downspouts: Aluminum

Leader/Extensions: Plastic drain tile



07:05 March 24, 2021

## Marginal/Maintenance Item Summary

This 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.

### HVAC

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1. In furnace central air AC System Exterior Unit: Pad mounted, Assessment: [The condenser unit is not level. Leveling the unit is suggested so it operates properly.](#)



### Basement/Foundation/Structure

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2. Main Basement Doors: Hollow wood, Assessment: [Missing hardware](#)
3. Main Basement Windows: Wood, Steel Awning, Assessment: [The wood window is painted shut.](#)

### Laundry Room/Area

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4. Bathroom closet Laundry Room/Area Floor Drain: Not Present, Assessment: [A drain pan should be installed to prevent accidental flooding. It should also be tied into the plumbing drain](#)

### Kitchen

---

5. 1st Floor Kitchen Electrical: 120 Ground fault protected, Assessment: [Check dimmer to the dining room light.](#)
6. 1st Floor Kitchen Pantry: Single small, Assessment: [The door pulls stop the door before it's fully opened. This doesn't allow the roll out shelves to open fully.](#)
7. 1st Floor Kitchen Windows: Vinyl



### Fireplace/Wood Stove

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8. Basement Fireplace Flue: Metal, Assessment: [Seal around the damper box with fiberglass insulation.](#)







07:05 March 24, 2021

## Marginal/Maintenance Item Summary (Continued)

9. Living Room Fireplace Fireplace Construction: Stone, Assessment: [Fill voids around fire brick](#)



### Attic

10. Knee walls Attic Moisture Penetration: Previous water penetration noted, Assessment: [Previous ice damming from improper insulation and no ventilation. Spray foaming the area is recommended.](#)

### Exterior

11. Driveway: Asphalt, Assessment: [Heavy cracks in the surface. I recommend sealing the cracks to help extend the life of the driveway.](#)
12. Window Wells: Steel, Assessment: [The window wells should be attached and caulked to the home with polyurethane to help prevent water intrusion.](#)



13. All Areas Exterior Surface Type: Aluminum siding, Assessment: [The missing corner trim should be replaced. Two dented areas were noted.](#)



14. All Areas Exterior Surface Fascia: Wood, Assessment: [The fascia will need scraping and painting.](#)



15. All Areas Exterior Surface Window and Door Trim: Wood, Assessment: [The trim needs caulking where the siding meets the windows and doors. Exterior polyurethane caulking is my choice for longevity.](#)



07:05 March 24, 2021

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## Exterior (Continued)

Window and Door Trim: (continued)



## Roof

16. Flashing: Aluminum, Assessment: The ridge vent is loose and may allow moisture to enter the attic space. Corrections are needed.

The garage roof doesn't appear to be properly step flashed against the house.

Improperly flashed metal chimney and plumbing vent. These areas could develop leaks over time if not properly sealed with tar.



17. Leader/Extension: Missing, Assessment: Extend runoff drains to move water away from foundation





07:05 March 24, 2021

## Marginal/Maintenance Item Summary (Continued)

### Garage/Carport

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18. Attached Garage Roofing Material: Asphalt shingle, Assessment: [Improperly patched and could develop leaks.](#)







07:05 March 24, 2021

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## Attention Required Summary

This 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.

### Fireplace/Wood Stove

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1. Living Room Fireplace Damper: Metal, Assessment: **The damper is missing.**
2. Living Room Fireplace Hearth: Raised, Assessment: **The hearth is cantilevered and should be supported.**

### Bathroom

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3. 2nd floor main Bathroom HVAC Source: No Heat Source, Assessment: **No heat duct.**

### Attic

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4. Knee walls Attic Ventilation: No ventilation, Assessment: **Vents covered or blocked. Recommend additional ventilation be installed or that the areas be spray foamed.**
5. Knee walls Attic Insulation: Fiberglass, Assessment: **Insulation has been damaged and is falling out of place.**



6. Knee walls Attic Insulation Depth: 3", Assessment: **However we rarely see this. The standard r-value for our area is R49 which is 20 inches of fiberglass or 18" of cellulose insulation. We recommend additional insulation be installed.**
7. Knee walls Attic Bathroom Fan Venting: Unvented and in need of attention, Assessment: **The bathroom improperly vents into attic and may cause moisture damage to the insulation**

### Exterior

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8. Deck: Treated wood, Assessment: **The ledger wasn't properly attached to the home. The ledger is missing the appropriate lag bolts securing it to the home. They should be installed every 16". Missing ledger flashings. 18 of the 21 rafters weren't fitted properly to the ledger and are improperly fastened. The deck is a safety hazard in it's current condition and shouldn't be used until repaired properly.**





07:05 March 24, 2021

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## Exterior (Continued)

Deck: (continued)



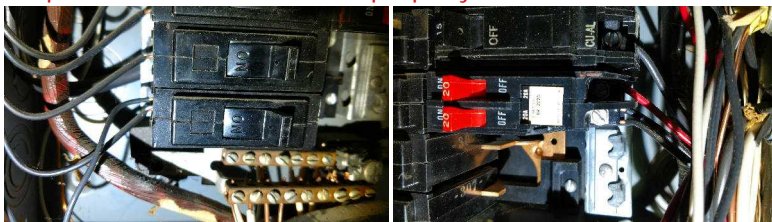


07:05 March 24, 2021

## Safety Issue Summary

### Electrical

1. Garage Electric Panel Breakers: CU/AL, Assessment: Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect them to an individual breaker for each circuit



### HVAC

2. Basement Heating System Flue Pipe: Single wall, Double wall, Assessment: Pipe does not meet the minimum clearances requirements to combustibles.



### Basement/Foundation/Structure

3. Main Basement Subfloor: Plywood, Assessment: There where some brown spots on the floor joists and subfloor in the areas of the lights were they painted the areas white to illuminate the lighting. These spots are suspected mold from basement moisture entering the heated light area. I recommend spraying the areas with a moldicide available at any local building supply center.



4. Main Basement Electrical: 120, Assessment: The older style light needs replacing.





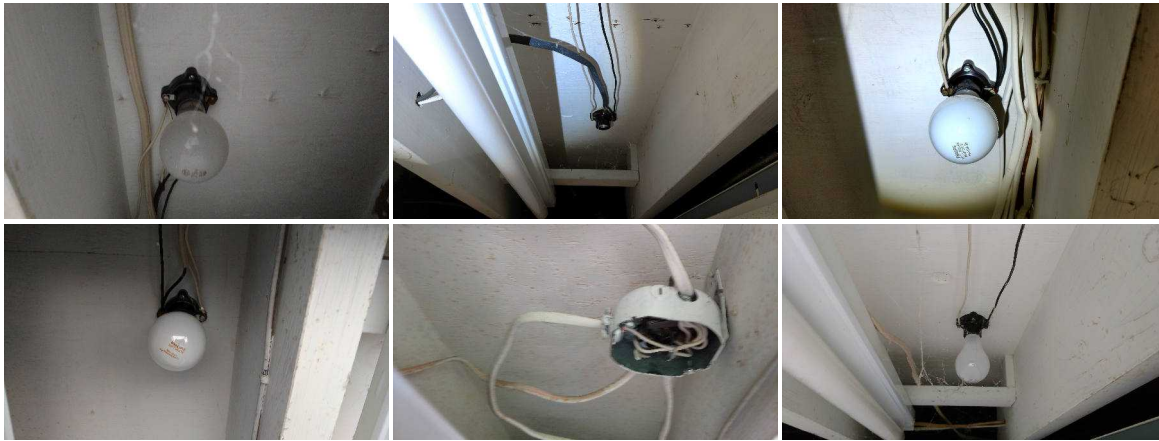


07:05 March 24, 2021

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## Basement/Foundation/Structure (Continued)

Electrical: (continued)



5. Main Basement Smoke Detector: Missing, Assessment: **There should be a smoke detector in this room for safety purposes**

### Kitchen

6. 1st Floor Kitchen Ventilator: Part of the over the counter microwave, Assessment: **The exhaust fan isn't properly installed. The exhaust motor needs to be turned inside the microwave to the recirculating position.**

### Living Space

7. Living Room Living Space Smoke Detector: Missing, Assessment: **This floor should have a smoke detector. Missing carbon monoxide detectors**

### Bedroom

8. 1st Floor Bedroom Smoke Detector: Missing, Assessment: **There should be a smoke detector in this room for safety purposes**

### Exterior

9. Deck: Treated wood, Assessment: **The ledger wasn't properly attached to the home. The ledger is missing the appropriate lag bolts securing it to the home. They should be installed every 16" . Missing ledger flashings. 18 of the 21 rafters weren't fitted properly to the ledger and are improperly fastened. The deck is a safety hazard in it's current condition and shouldn't be used until repaired properly.**





07:05 March 24, 2021

## Exterior (Continued)

Deck: (continued)



10. All Areas Exterior Surface Exterior Electric Outlets: 110 VAC, Assessment: **The 3 pronged outlets should be updated to ground fault receptical's for safety purposes.**



## Roof

11. Electrical Mast: Galvanized mast, Assessment: **Missing tieback to the roof securing the mast.**



## Garage/Carport

12. Attached Garage Service Doors: Wood, Assessment: **This door was acceptable when the home was built however adding a new fire door with self closing hinges is recommended for added fire protection.**
13. Attached Garage Walls: Wood, Assessment: **This wall was acceptable when the home was built however updating the common wall between the house and garage with type X wallboard is recommended for added fire safety.**



14. Attached Garage Electrical: 120, Assessment: **Non-GFCI circuit I recommend updating the wiring to ground fault circuits.**



07:05 March 24, 2021

## Safety Issue Summary (Continued)

15. Attached Garage Windows: Wood, Assessment: **Replace missing lock hardware**



07:05 March 24, 2021

## Unknown Summary

### Basement/Foundation/Structure

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1. Main Basement Vapor Barrier:
2. Main Basement Insulation: