



Inspection Report

Mr. Sample Report

Property Address:

19 Myroad Ave.
Anytown NY 10000



built 1986

Hudson Valley Property Inspections, LLC

Kevin Michaels
19 Roming Lane





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Date: 2/14/2009	Time: 07:39 AM	Report ID: test10000
Property: 19 Myroad Ave. Anytown NY 10000	Customer: Mr. Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Seller only

Type of building:

Duplex Residential

Style of Home:

Ranch

Approximate age of building:

Over 10 Years

Home Faces:

North

Temperature:

Below 60

Weather:

Clear

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

One

Chimney (exterior):

Brick

Inspection Items

1.0 ROOF COVERINGS

Inspected

1.1 FLASHINGS

Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

The cement crown on chimney chase is failing and needs prep and re-coat at the chimney. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

1.3 ROOF DRAINAGE SYSTEMS

Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Brick

Siding Material:

Vinyl
Composite board
Brick veneer

Exterior Entry Doors:

Steel
Insulated glass

Appurtenance:

Deck with steps
Covered porch
Sidewalk
Deck

Driveway:

Asphalt

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

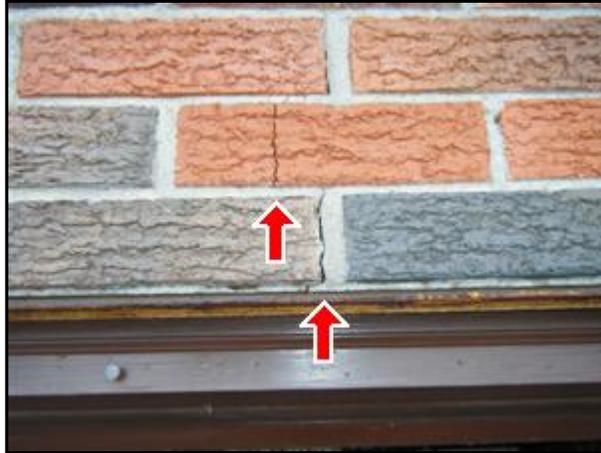
Repair or Replace

(1) The Vinyl siding at the rear addition installed improperly or not according to standard workmanlike practices. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 1

(2) The brick siding at the garage is cracked. This is not a structural problem. This appears to be caused by a normal slight sag in the garage door header . I recommend monitoring and repairing as needed..



2.0 Picture 2

2.1 DOORS (Exterior)

Inspected

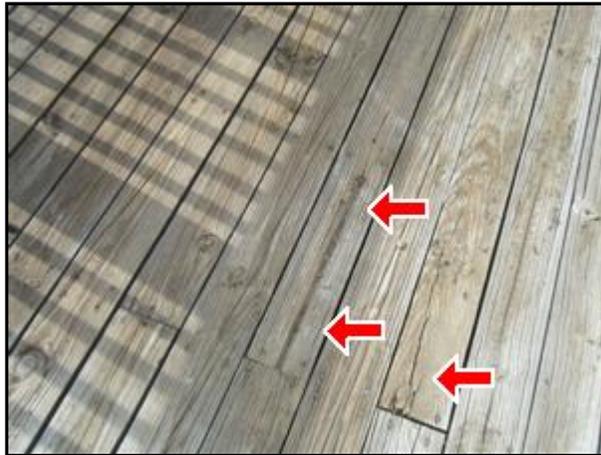
2.2 WINDOWS

Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) The 2x6 decking on the deck at the rear of home has some boards that are deteriorated. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should repair or replace as needed.



2.3 Picture 1

(2) The hand/guard rail for the stairs to lower level are missing. An injury could occur if not corrected. A qualified contractor should perform the work.



2.3 Picture 2



2.3 Picture 3

(3) Flashing is needed below sliding doors. Further deterioration may occur if not corrected by a qualified contractor.



2.3 Picture 4

(4) The steps on the porch at the front of home are loose broken and are not uniform in "riser height" and are a tripping hazard. A more proper repair is needed. An injury could occur if not corrected. A qualified contractor should perform the work.



2.3 Picture 5

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

There is a negative slope at the front (left of main entry) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Picture 1



2.4 Picture 2 old water stains below downspout

2.5 EAVES, SOFFITS AND FASCIAS

Inspected

2.6 OTHER

Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Metal
Wood

Auto-opener Manufacturer:
SEARS

Inspection Items

3.0 GARAGE CEILINGS

Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

3.2 GARAGE FLOOR

Repair or Replace

The cement is deteriorated at the garage. This damage is considered cosmetic. I recommend repair as desired.



3.2 Picture 1

3.3 GARAGE DOOR (S)

Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet
Laminated T&G
Tile
Vinyl

Interior Doors:

Hollow core
Solid
Raised panel
Wood

Window Types:

Thermal/Insulated
Double-hung
Tilt feature
Storm windows
Casement
Sliders

Window Manufacturer:

ANDERSEN
PELLA

Cabinetry:

Wood

Countertop:

Laminate

Inspection Items

4.0 CEILINGS

Inspected

4.1 WALLS

Inspected

4.2 FLOORS

Inspected

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

One window cloudy (lost seal) at the Living Room. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



4.6 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Walked	Floor Structure: 2 X 10 Wood joists
Wall Structure: 2 X 4 Wood	Columns or Piers: Brick piers Steel lally columns	Ceiling Structure: 2X10
Roof Structure: Stick-built 2 X 8 Rafters Plywood	Roof-Type: Gable	Method used to observe attic: Walked
Attic info: Pull Down stairs		

Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. It appears that the downspout in question has been redirected. You should monitor the situation after a heavy rain and seek a qualified opinion if needed.



5.0 Picture 1



5.0 Picture 2

5.1 WALLS (Structural)

Inspected

5.2 COLUMNS OR PIERS

Inspected

5.3 FLOORS (Structural)

Inspected

5.4 CEILINGS (structural)

Inspected

5.5 ROOF STRUCTURE AND ATTIC

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC
Cast iron

Water Heater Power Source:

None (Boiler only)

Water Heater Capacity:

Tankless

Manufacturer:

NONE

Water Heater Location:

No Water heater

Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

The main shut off is the knob located is in the north east corner of the basement. This is for your information.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

6.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected

The main shut off for oil is at oil tank in the north east corner of the basement..

6.6 SUMP PUMP

Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground

Panel capacity:
(2) 200 AMP service panel

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SQUARE D

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.3 CONNECTED DEVICES AND FIXTURES (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)

Repair or Replace

two outlets receptacles not working in the formal living room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Picture 1

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

two non GFCI outlets in the kitchen. Should be GFCI within 6 feet of sink. This is a safety issue. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

The main panel box is located at the north east corner of the basement.

7.7 SMOKE DETECTORS

Inspected

7.8 CARBON MONOXIDE DETECTORS

Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Circulating boiler	Energy Source: Oil	Number of Heat Systems (excluding wood): Two
Heat System Brand: BURNHAM	Ductwork: N/A	Filter Type: N/A
Filter Size: N/A	Types of Fireplaces: Conventional	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: HEIL RUDD	Number of AC Only Units: Two	

Inspection Items

8.0 HEATING EQUIPMENT

Inspected

8.1 NORMAL OPERATING CONTROLS

Inspected

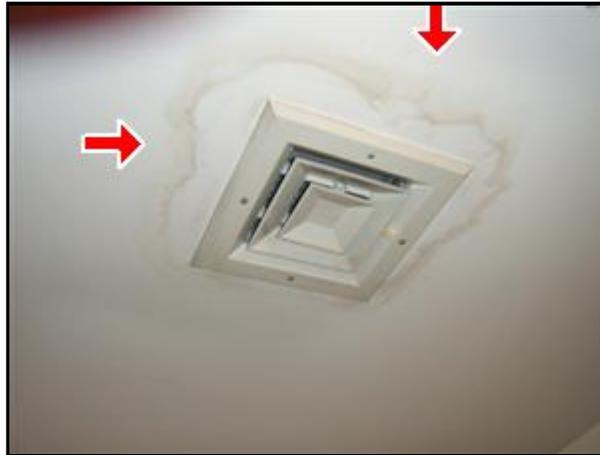
8.2 AUTOMATIC SAFETY CONTROLS

Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The supply register has moisture stains surrounding it in the Guest bedroom. I recommend closing register vent in the heating season to avoid heat escaping to the cold air and producing condensation. FYI. I recommend service or repair as needed.



8.3 Picture 1

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep clean and inspect for safety.

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected

8.7 GAS/LP FIRELOGS AND FIREPLACES

Not Present

8.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected

8.9 NORMAL OPERATING CONTROLS

Inspected

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

Inspection Items

9.0 INSULATION IN ATTIC

Inspected

9.1 INSULATION UNDER FLOOR SYSTEM

Not Inspected

Basement ceiling is sheetrock. Insulation not visible.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Inspected

Not visible.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The Exhaust fan does not vent to outside at the master bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified licensed electrical contractor should inspect further and repair as needed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
FRIGIDAIRE

Disposer Brand:
NONE

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
KENMORE

Built in Microwave:
SHARP

Trash Compactors:
NONE

Inspection Items

10.0 DISHWASHER

Inspected

10.1 RANGES/OVENS/COOKTOPS

Inspected

10.2 RANGE HOOD

Inspected

10.3 MICROWAVE COOKING EQUIPMENT

Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Hudson Valley Property Inspections, LLC

19 Roming Lane

Customer

Mr. Sample Report

Address

19 Myroad Ave.
Anytown NY 10000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

The cement crown on chimney chase is failing and needs prep and re-coat at the chimney. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) The Vinyl siding at the rear addition installed improperly or not according to standard workmanlike practices. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

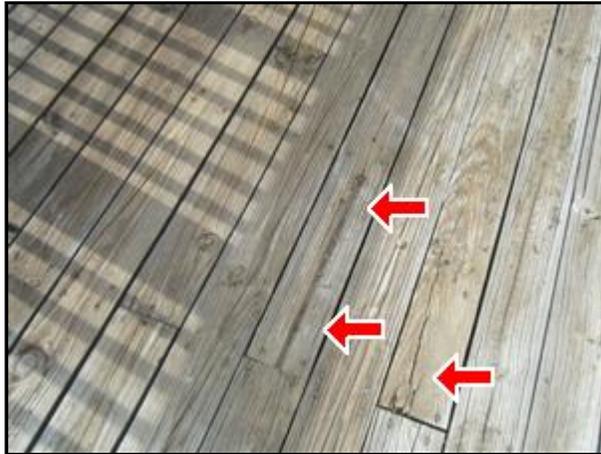


2.0 Picture 1

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) The 2x6 decking on the deck at the rear of home has some boards that are deteriorated. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should repair or replace as needed.



2.3 Picture 1

2. Exterior

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

There is a negative slope at the front (left of main entry) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Picture 1



2.4 Picture 2 old water stains below downspout

3. Garage

3.2 GARAGE FLOOR

Repair or Replace

The cement is deteriorated at the garage. This damage is considered cosmetic. I recommend repair as desired.



3.2 Picture 1

4. Interiors

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

One window cloudy (lost seal) at the Living Room. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



4.6 Picture 1

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. It appears that the downspout in question has been redirected. You should monitor the situation after a heavy rain and seek a qualified opinion if needed.



5.0 Picture 1



5.0 Picture 2

7. Electrical System

7.3 CONNECTED DEVICES AND FIXTURES (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)

Repair or Replace

two outlets receptacles not working in the formal living room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Picture 1

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

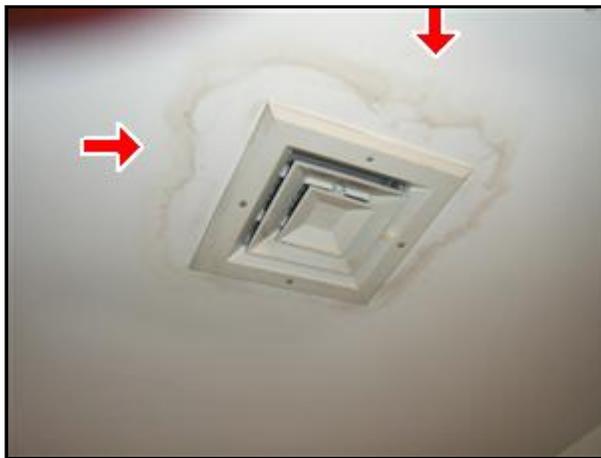
two non GFCI outlets in the kitchen. Should be GFCI within 6 feet of sink. This is a safety issue. A qualified licensed electrical contractor should perform repairs that involve wiring.

8. Heating / Central Air Conditioning

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The supply register has moisture stains surrounding it in the Guest bedroom. I recommend closing register vent in the heating season to avoid heat escaping to the cold air and producing condensation. FYI. I recommend service or repair as needed.



8.3 Picture 1

9. Insulation and Ventilation

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The Exhaust fan does not vent to outside at the master bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified licensed electrical contractor should inspect further and repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



INVOICE

**Hudson Valley Property Inspections,
LLC**
19 Roming Lane
Inspected By: Kevin Michaels

Inspection Date: 2/14/2009
Report ID: test10000

Customer Info:	Inspection Property:
Mr. Sample Report 19 Myroad Ave. Anytown NY 10000 Customer's Real Estate Professional:	19 Myroad Ave. Anytown NY 10000

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft up to 2000 Sq Ft	350.00	1	350.00
Inspection Discount	-50.00	1	-50.00
			Tax \$0.00
			Total Price \$300.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note:



Hudson Valley Property Inspections, LLC

19 Roming Lane

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

Hudson Valley Property Inspections, LLC

Home Inspection Agreement

The address of the property is: _____.

The fee for the home inspection is \$ _____ and shall be paid in full at the time of the inspection.

THIS AGREEMENT made on by and between (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT") collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
_____.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Kevin Michaels, Inspector Client (Buyer, Seller)
Hudson Valley Property Inspections, LLC