

# INSPECTION REPORT



For the Property at:  
**631 HUDSON AVE**  
ALBANY, NY

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Prepared for: JOHN DOE  
Inspection Date: Monday, June 10, 2019  
Prepared by: Kevin Freiburger



First Line Home Inspection  
40635 Jamestown Rd.  
Wingham, ON N0G 2W0  
5199552650

[www.firstlinehomeinspection.com](http://www.firstlinehomeinspection.com)  
firstlinehomeinspection@gmail.com

The First Line in understanding your home!



October 19, 2019

Dear John Doe,

RE: Report No. 1001  
631 Hudson Ave  
Albany, NY

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Kevin Freiburger  
on behalf of  
First Line Home Inspection

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# AGREEMENT

631 Hudson Ave, Albany, NY June 10, 2019

Report No. 1001

[www.firstlinehomeinspection.com](http://www.firstlinehomeinspection.com)

## PARTIES TO THE AGREEMENT

### Company

First Line Home Inspection  
40635 Jamestown Rd.  
Wingham, ON N0G 2W0

### Client

John Doe  
My Village, NY

**Total Fee: \$400.00**

This is an agreement between John Doe and First Line Home Inspection.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

### 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

**I, John Doe (Signature)** \_\_\_\_\_, **(Date)** \_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**

# SUMMARY

631 Hudson Ave, Albany, NY June 10, 2019

Report No. 1001

[www.firstlinehomeinspection.com](http://www.firstlinehomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • Granule loss

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Replace

**Time:** Less than 1 year

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

The home is considered to face : • North

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Aluminum

Flat roofing material: • Modified bitumen membrane

## Limitations

Inspection performed: • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

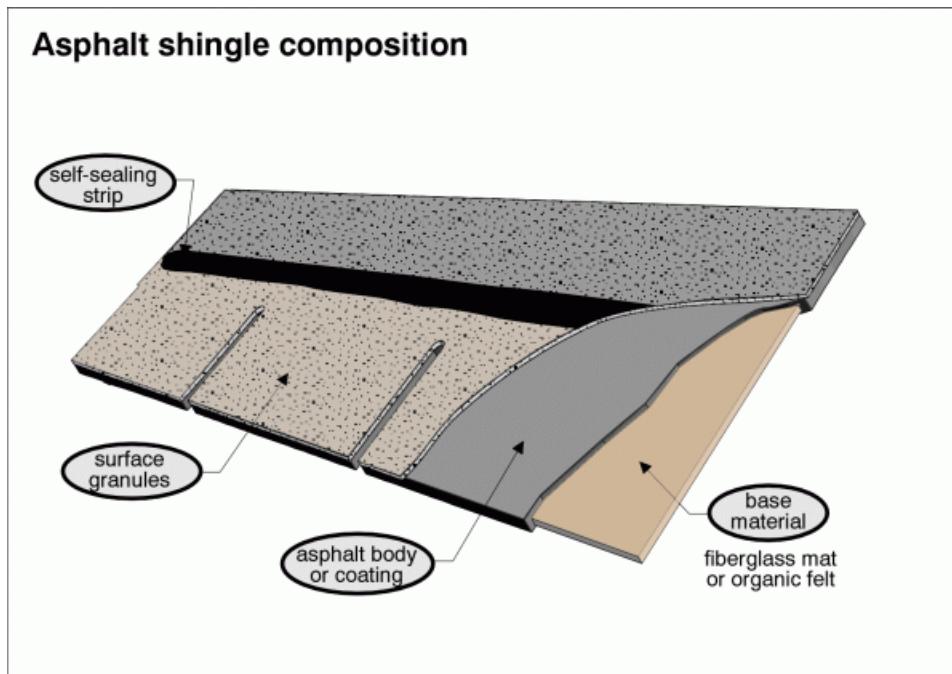
Condition: • Granule loss

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South

Task: Replace

Time: Less than 1 year



# ROOFING

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**ROOFING**

EXTERIOR

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*Granule loss*



*Granule loss*



# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

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INSULATION

PLUMBING

## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout discharge:** • Above grade

**Downspout discharge:** • Above grade

**Lot slope:** • Towards building

**Wall surfaces and trim:** • Vinyl siding

**Wall surfaces - masonry:** • Brick

**Wall surfaces - wood:** • Boards

**Driveway:** • Asphalt

**Walkway:** • Pavers

**Exterior steps:** • Wood

## Limitations

**Inspection limited/prevented by:** • Poor access under steps, deck, porch

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Downspouts

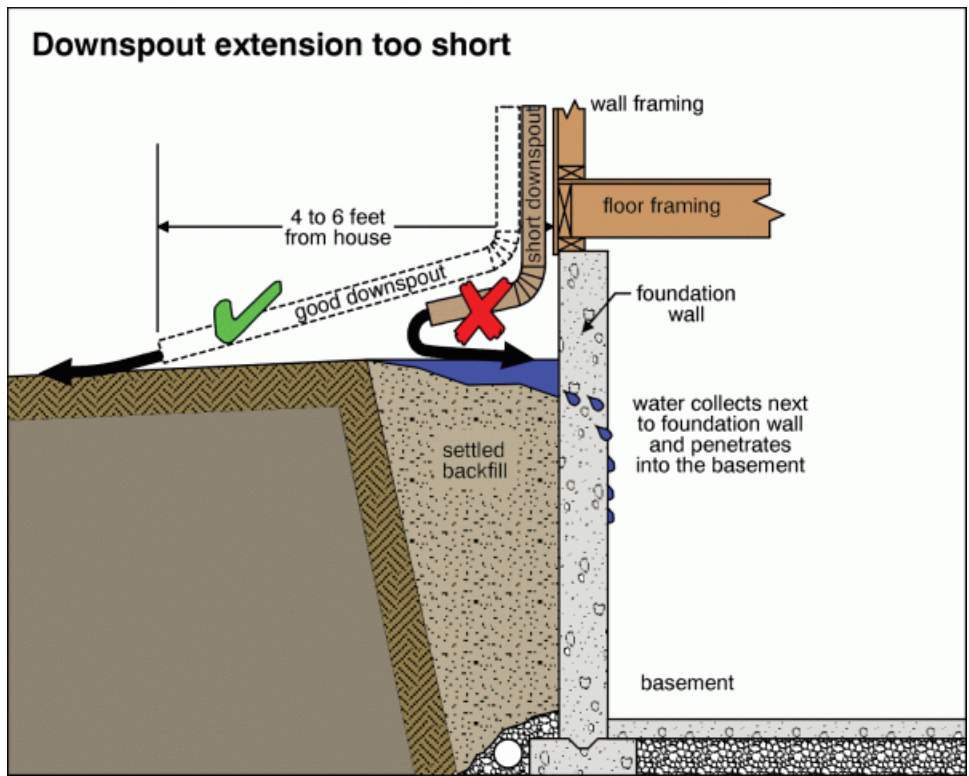
**Condition:** • Discharge too close to building

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Left

**Task:** Improve

**Time:** Immediate



*Downspouts end too close to building*

**WALLS \ Wood siding**

**Condition:** • Too close to grade

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

# EXTERIOR

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

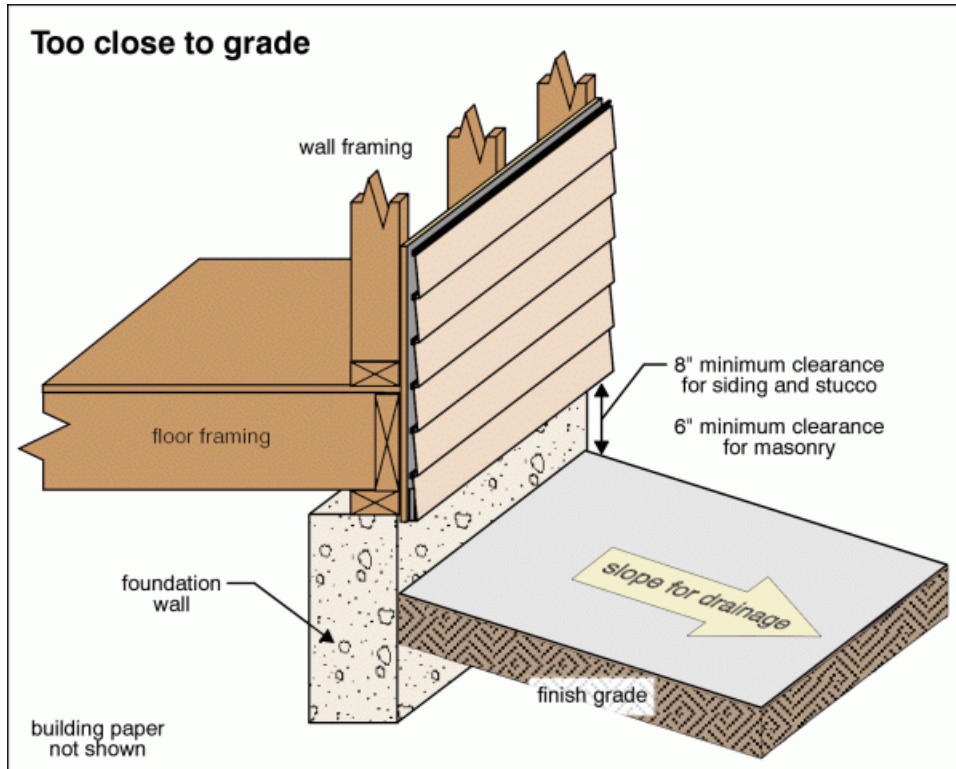
INSULATION

PLUMBING

**Location:** West Exterior

**Task:** Correct

**Time:** Less than 1 year



*Too close to grade*

## **LANDSCAPING \ Lot grading**

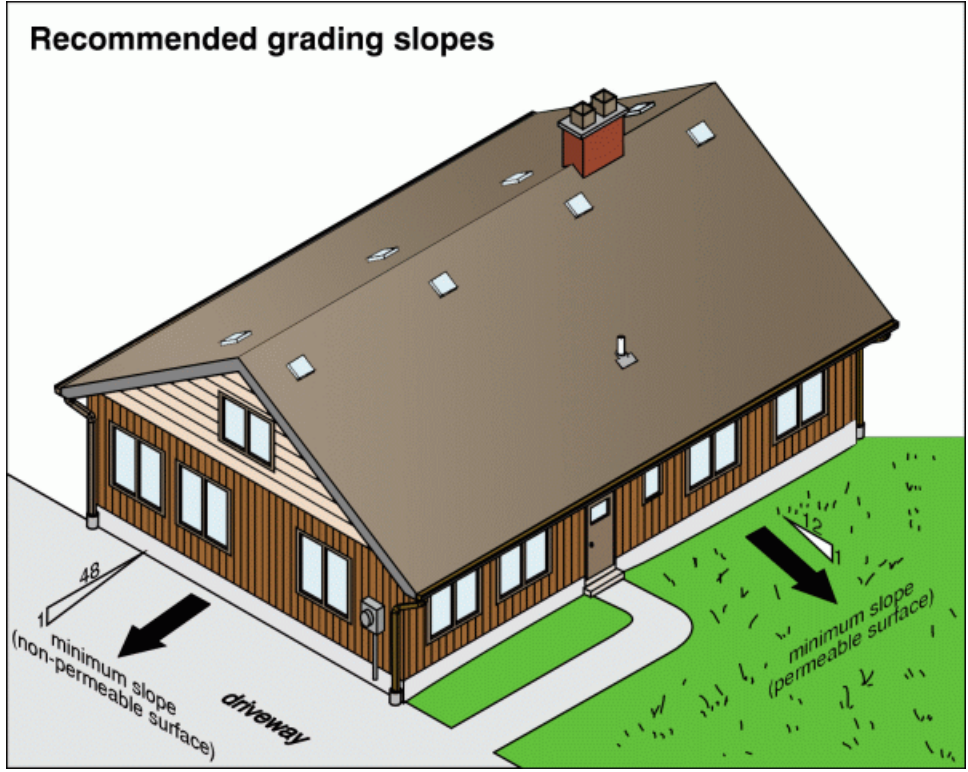
**Condition:** • Improper slope or drainage

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front

**Task:** Improve

Time: If necessary



*Improper slope*

# STRUCTURE

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SUMMARY

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## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:** • Joists

**Exterior wall construction:** • Wood frame / Brick veneer

**Roof and ceiling framing:** • Trusses

## Limitations

**Attic/roof space:** • Entered but access was limited

SUMMARY

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## Limitations

**Panel or disconnect cover:** • Not safe to remove

# HEATING

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SUMMARY

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## Description

**System type:** • Boiler

## Limitations

**Heat exchanger:** • Not visible

# COOLING & HEAT PUMP

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SUMMARY

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## Limitations

**System data plate:** • Not found



# INSULATION AND VENTILATION

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SUMMARY

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## Limitations

**Attic inspection performed:** • From access hatch

# PLUMBING

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## Description

**Supply piping in building:** • Copper

**Main water shut off valve at the:** • Basement

## Limitations

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

**END OF REPORT**