



YOUR INSPECTION REPORT

The Proper Property Advantage

PREPARED BY:

Terry Kleptach



FOR THE PROPERTY AT:

631 Hudson Ave
Albany, NY

PREPARED FOR:

VALUED CUSTOMER

INSPECTION DATE:

Sunday, January 17, 2010



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SUMMARY

631 Hudson Ave, Albany, NY January 17, 2010

Report No. 1001

tkhomeinspection.com

SUMMARY

ROOFING

STRUCTURE

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 \ Wood shingles and shakes

Condition: • [Old, worn out](#)

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

Location: Throughout

Task: Replace

Time: Less than 1 year

Cost: Major

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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SUMMARY

ROOFING

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PLUMBING

Description

Sloped roofing material: • [Wood shingles/shakes](#)

Probability of leakage: • High

Limitations

Roof inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Wood shingles and shakes

Condition: • [Old, worn out](#)

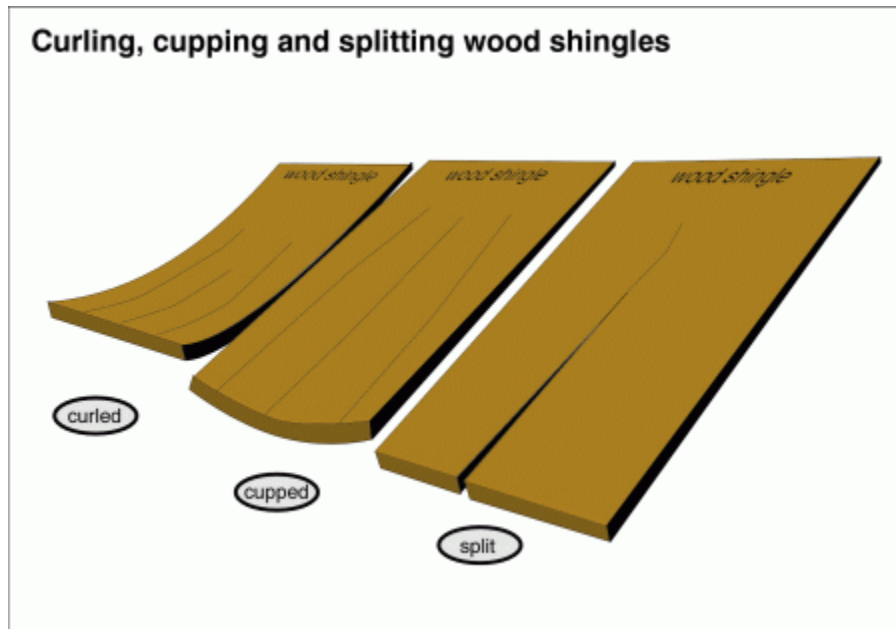
Implication(s): Chance of water damage to contents, finishes and/or structure

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ROOFING

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1.

SUMMARY

ROOFING

STRUCTURE

PLUMBING

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Trusses](#) • Plywood sheathing

Limitations

Inspection limited/prevented by: • Carpet/furnishings

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 30 %

Recommendations

FLOORS \ Joists

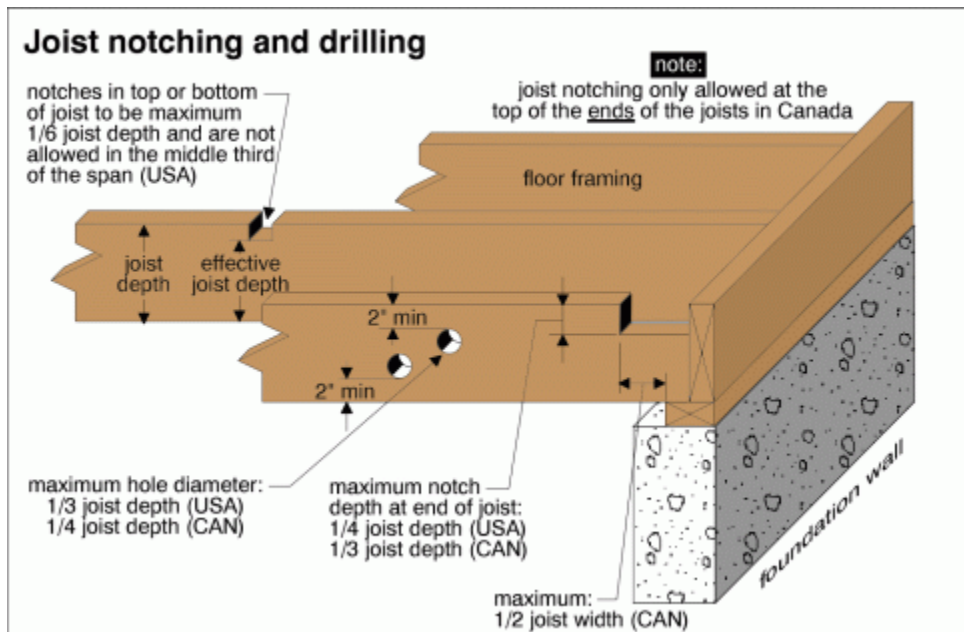
Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: West Basement

Task: Repair or replace

Time: Less than 1 year



[Click on image to enlarge.](#)

STRUCTURE

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SUMMARY

ROOFING

STRUCTURE

PLUMBING



2.

Description

- Water supply source: • Public
- Service piping into house: • [Copper](#)
- Supply piping in house: • [Copper](#)
- Main water shut off valve at the: • Front of the basement
- Water heater fuel/energy source: • [Gas](#)
- Water heater type: • [Conventional](#)
- Tank capacity: • [40 gallons](#)
- Water heater approximate age: • 14 years
- Waste piping in house: • [Plastic](#)

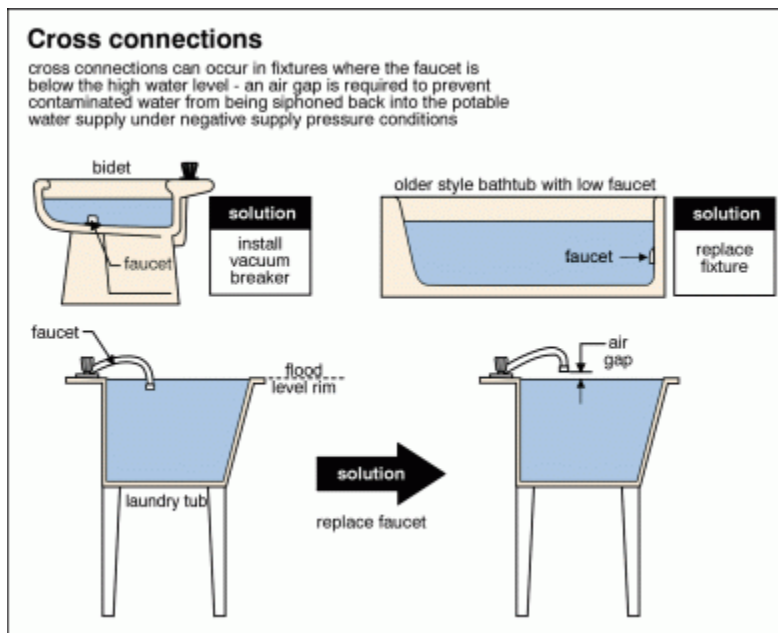
Limitations

- Fixtures not tested/not in service: • Hot tub
- Items excluded from a home inspection: • Water quality • Septic system

Recommendations

SUPPLY PLUMBING \ Supply piping in house

- Condition: • [Cross connections](#)
- Implication(s): Contaminated drinking water
- Location: Front Basement Bathroom
- Task: Repair



[Click on image to enlarge.](#)

PLUMBING

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SUMMARY

ROOFING

STRUCTURE

PLUMBING

END OF REPORT