



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

Richard Doel

FOR THE PROPERTY AT:

631 Hudson Ave
Albany, NY

PREPARED FOR:
YOUR CONSIDERATION

INSPECTION DATE:

Wednesday, May 2, 2018

Home Inspection



431.997.9227

B & R Holdings Home Inspections-
72 Athlone Drive
Winnipeg, MB R3J 3L2

4319979227

www.bandrhomeinspections.ca
r.doel@outlook.com





December 2, 2020

Dear Your Consideration,

RE: Report No. 1001, v.7
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,

Richard Doel
on behalf of
B & R Holdings Home Inspections-

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INVOICE

December 2, 2020

Client: Your Consideration

Report No. 1001, v.7

For inspection at:

631 Hudson Ave

Albany, NY

on: Wednesday, May 2, 2018

Home inspection :1000-2000 sqft

\$0.00

PAID IN FULL - THANK YOU!

B & R Holdings Home Inspections-
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SUMMARY

631 Hudson Ave, Albany, NY May 2, 2018

Report No. 1001, v.7

www.bandrhhomeinspections.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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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: • [Near end of life expectancy](#)

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

Time: Less than 2 years

Cost: \$5,000 - \$10,000

Condition: • [Granule loss](#)

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

Location: South

Task: Replace

Time: Less than 1 year

COMMENTS \ Additional

Condition: • blank note

Task: Repair or replace

Cost: \$5,000

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

General: • 2012 Maytag Oven Bake Broil and All elements work.

Model number: WE5973348 *Serial number:* 697-2258CR12



1.

The home is considered to face: • East

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

Sloped roof flashing material: • Aluminum

Flat roofing material: • [Modified bitumen membrane](#)

Probability of leakage: • High

Approximate age: • 15 years

Typical life expectancy: • 15-20 years

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile) • Snow/ice/frost

Inspection performed: • From roof edge

Age determined by: • Visual inspection from roof surface

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

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Recommendations

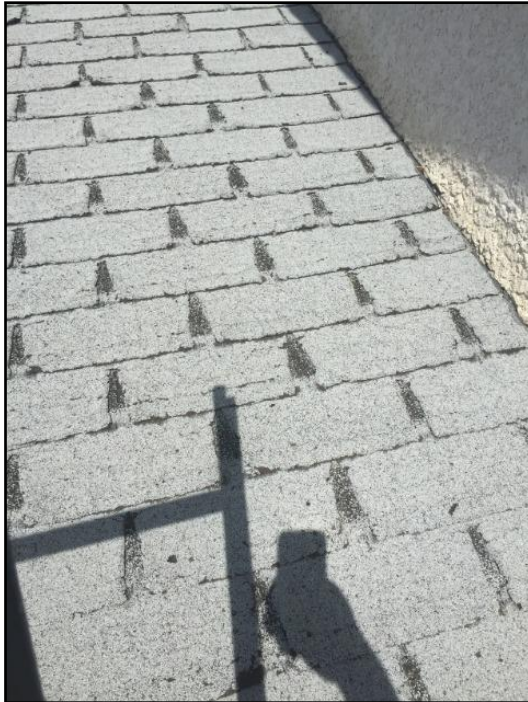
SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

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

Time: Less than 2 years

Cost: \$5,000 - \$10,000



2. Near end of life expectancy



3. Near end of life expectancy

2. Condition: • [Near end of life expectancy](#)

Shingles are curling and cupping replace roofing in the next few years, to do just over the garage would be \$500 to \$1000

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

Location: First Floor

Task: Repair or replace

Time: Less than 2 years

Cost: \$500 - \$1,000

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4. Near end of life expectancy



5. Near end of life expectancy

3. Condition: • [Granule loss](#)

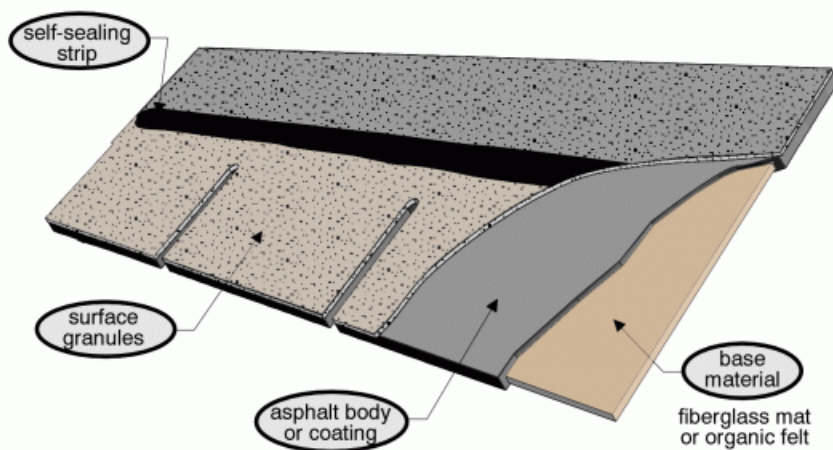
Implication(s): Chance of water damage to structure, finishes and contents

Location: South

Task: Replace

Time: Less than 1 year

Asphalt shingle composition



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6. Granule loss



7. Granule loss

4. Condition: • [Granule loss](#)

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

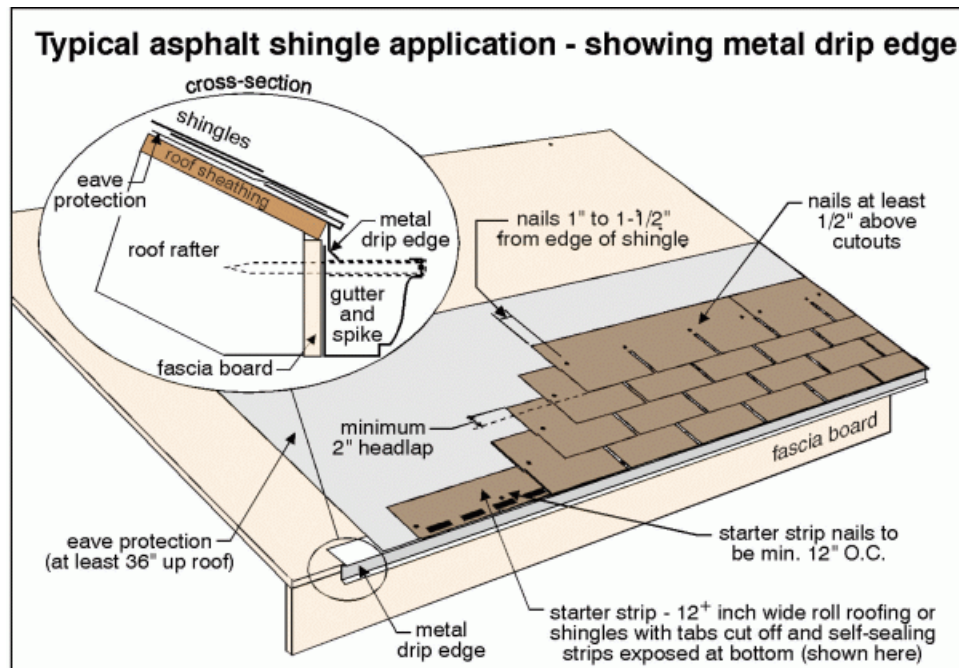
5. Condition: • [Missing, loose or torn](#)

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

6. Condition: • [Exposed fasteners](#)

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

Location: Throughout



7. Condition: • [Vulnerable areas](#)

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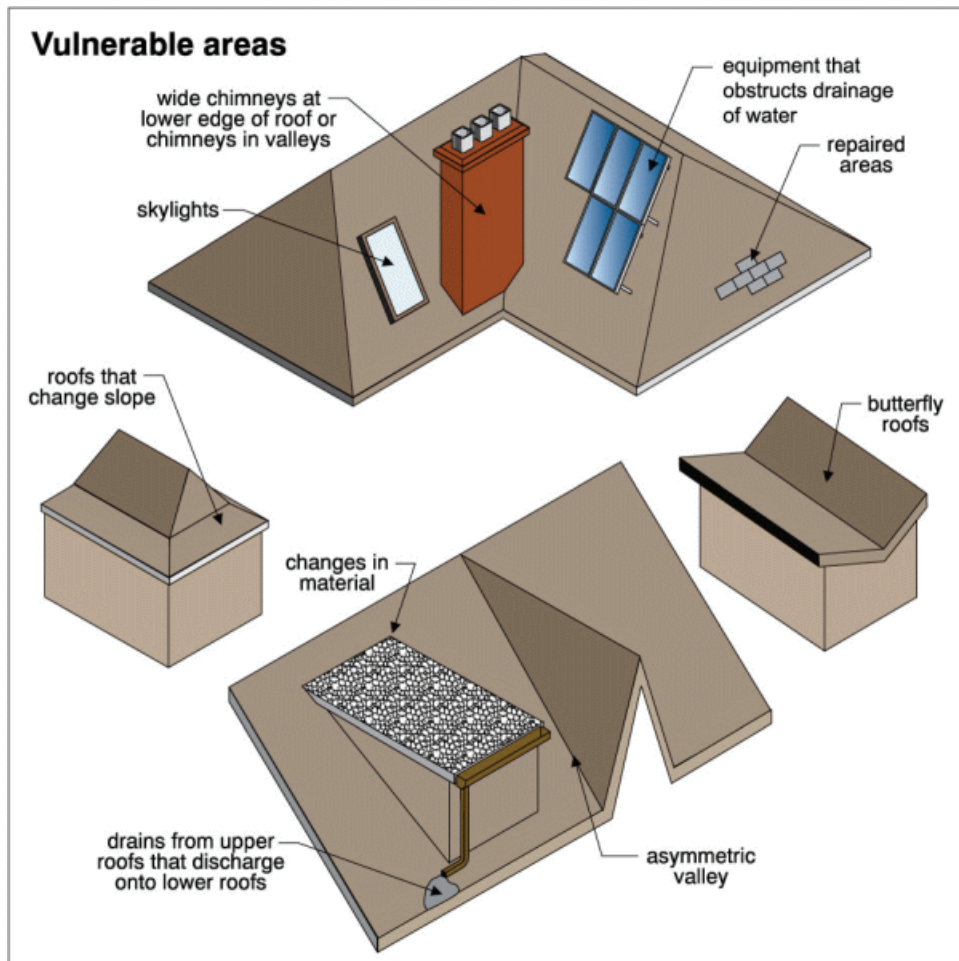
Implication(s): Chance of water damage to structure, finishes and contents

Location: North

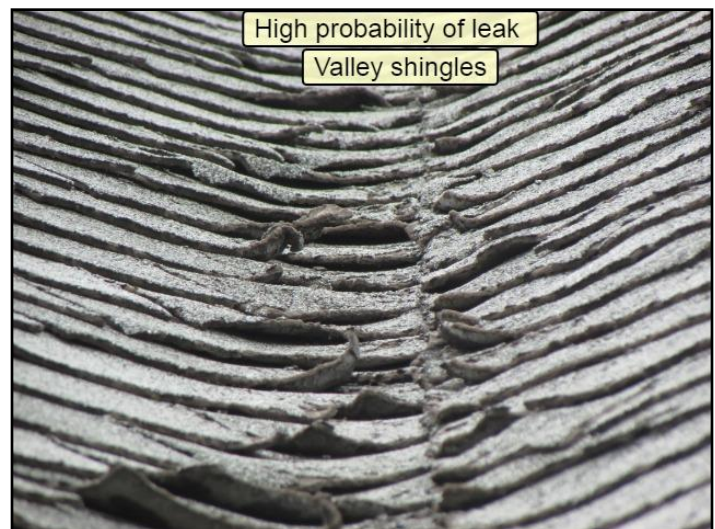
Task: Repair or replace

Time: Less than 1 year

Cost: \$3,000 - \$7,000



8. Vulnerable areas



9. Vulnerable areas

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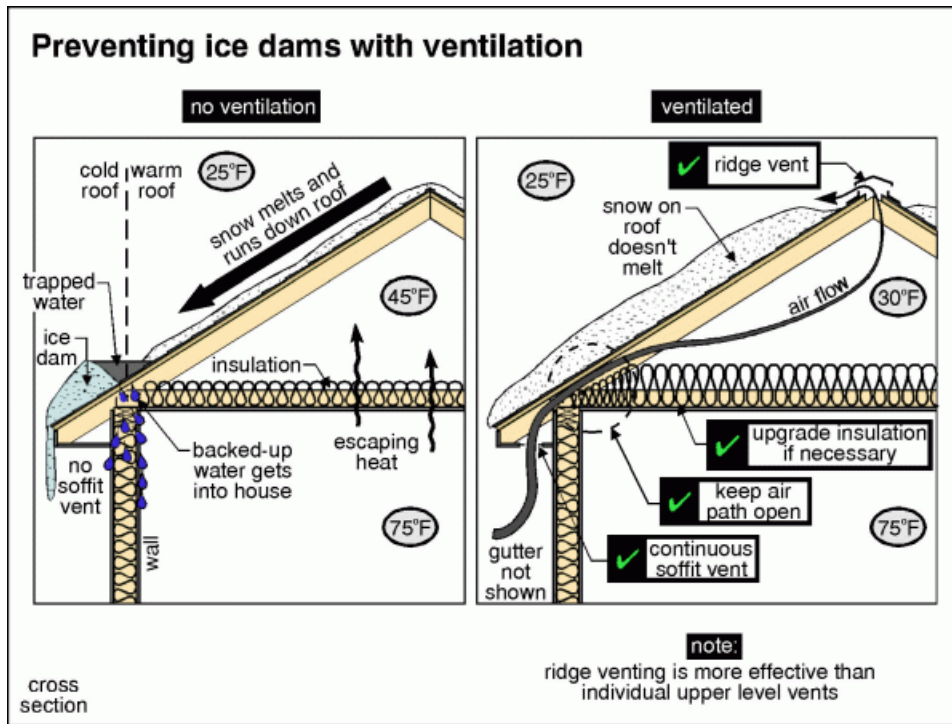
INTERIOR

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8. Condition: • [Vulnerable to ice damming](#)

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

Location: Throughout



SLOPED ROOF FLASHINGS \ Chimney flashings

9. Condition: • [Damage, loose, open seams, patched](#)

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

COMMENTS \ Additional

10. Condition: • blank note

Task: Repair or replace

Cost: \$5,000

EXTERIOR

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Description

General: • Garage good

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • [Stucco](#) • [Brick](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces - wood: • [Boards](#)

Driveway: • Interlocking brick • Gravel • No performance issues were noted.

Driveway: • blank note

Walkway: • Interlocking brick

Window Shutters/Panels: • Decorative shutters

Deck: • Raised

Exterior steps: • Wood

Fence: • Chain link

Limitations

Inspection limited/prevented by: • New finishes/paint/trim • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Recommendations

ROOF DRAINAGE \ Downspouts

11. Condition: • [Discharge too close to building](#)

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

Location: Rear Left

Task: Improve

Time: Immediate

EXTERIOR

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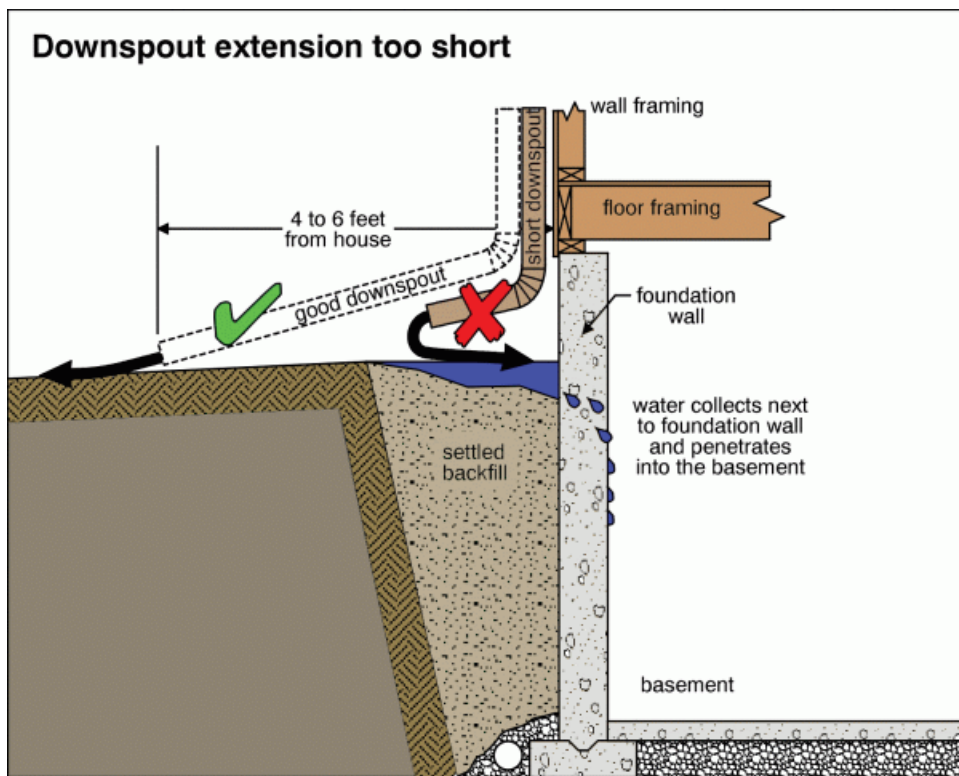
ELECTRICAL

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10. Downspouts end too close to building

WALLS \ Wood siding

12. Condition: • [Too close to grade](#)

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

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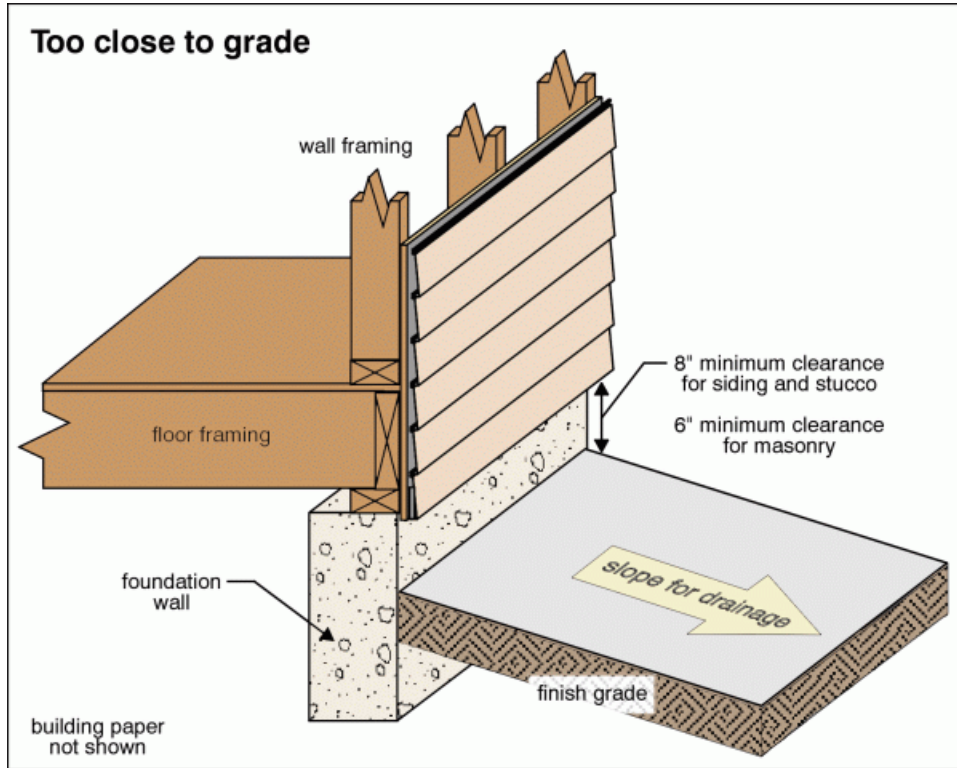
REFERENCE

damage

Location: West Exterior

Task: Correct

Time: Less than 1 year



11. Too close to grade

LANDSCAPING \ Lot grading

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

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

Location: Front

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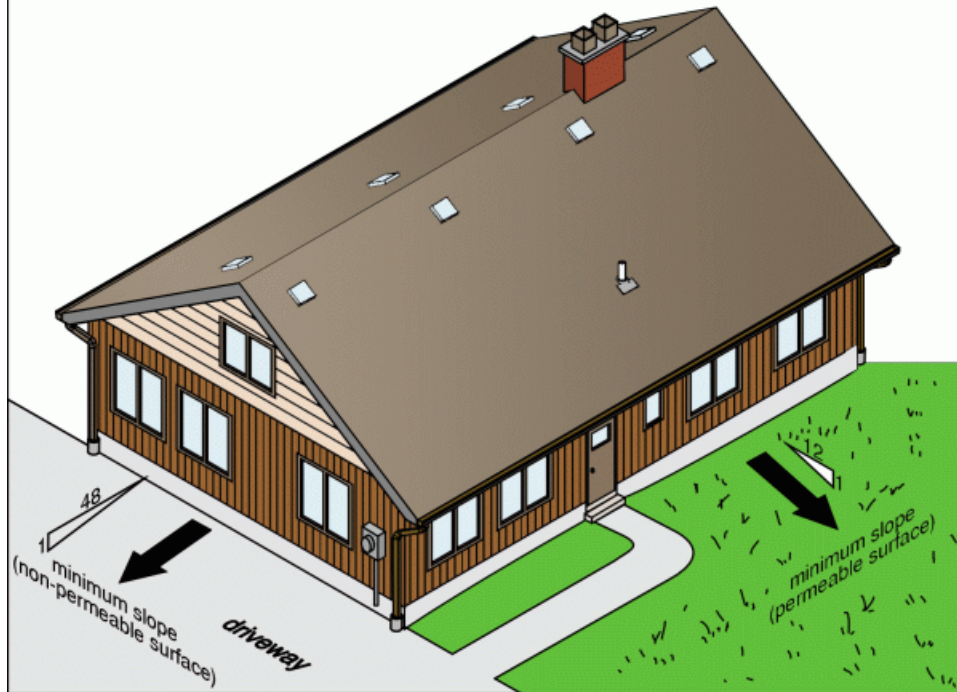
INTERIOR

REFERENCE

Task: Improve

Time: If necessary

Recommended grading slopes



12. Improper slope

14. Condition: • [No swale](#)

When looking at my drone footage the lot slope looked good

Implication(s): Chance of water entering building

Location: Various

Task: Further evaluation

Time: Less than 1 year

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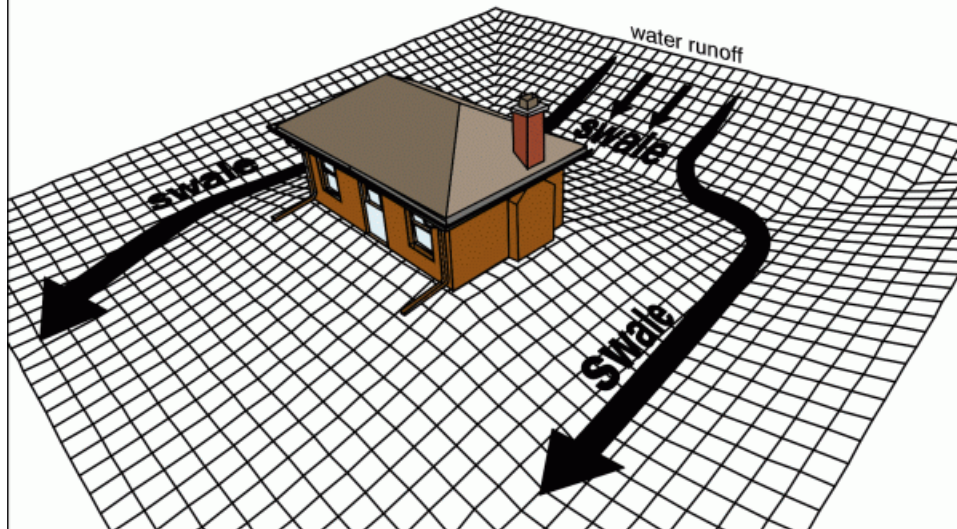
INSULATION

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Swales

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



13. No swale



14. No swale

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction:

• [Joists](#)



15. Joists

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

Roof and ceiling framing: • Rafters/ceiling joists

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Inspected from access hatch

Recommendations

FOUNDATIONS \ General notes

15. Condition: • Typical minor cracks

Keep the water away from the foundation by extending the down spouts. Patch and monitor all cracks.

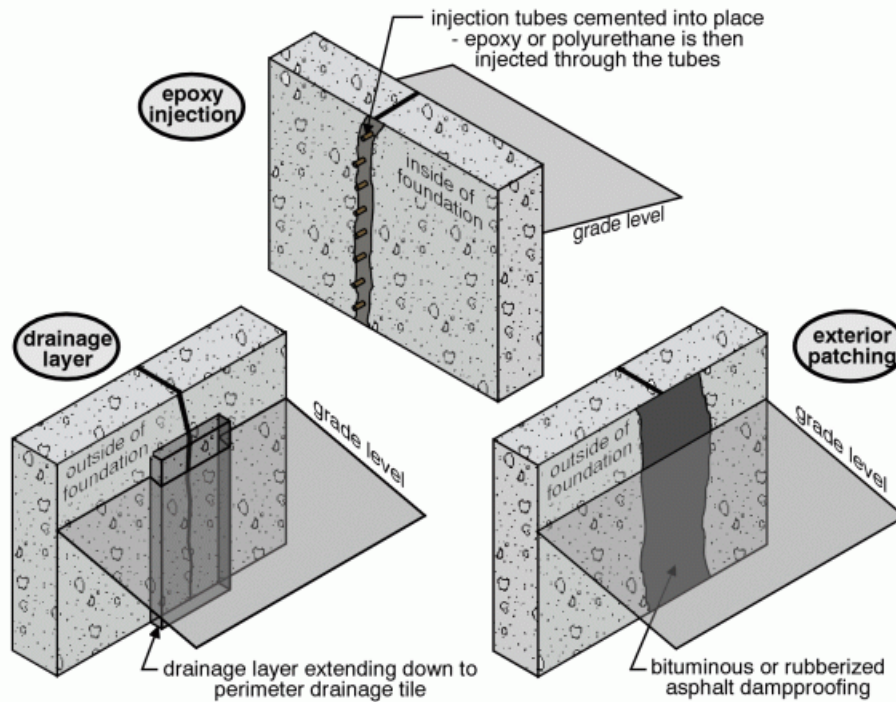
Implication(s): Chance of water entering building

Location: Basement

Task: Monitor

Time: Unpredictable

Patching cracks



Crack repair - epoxy and polyurethane injection

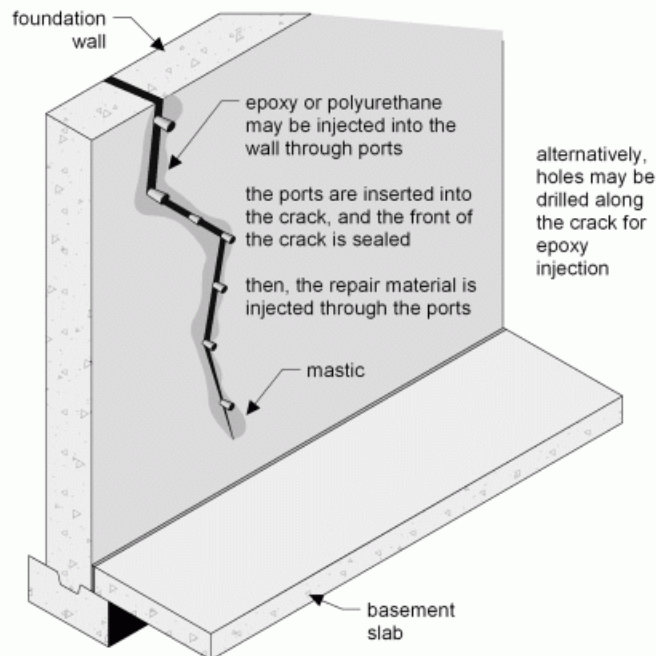
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

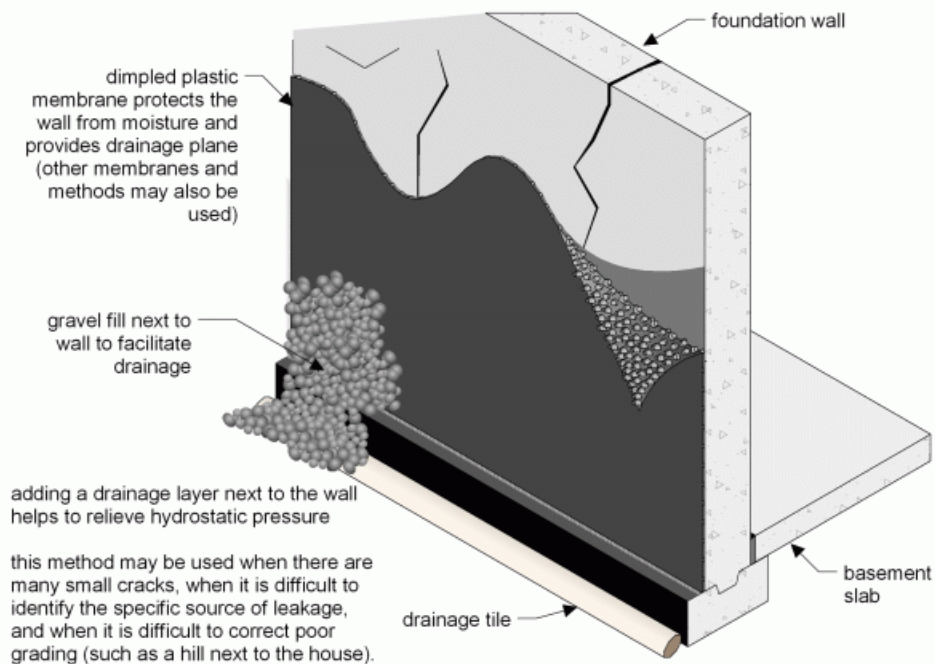
do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

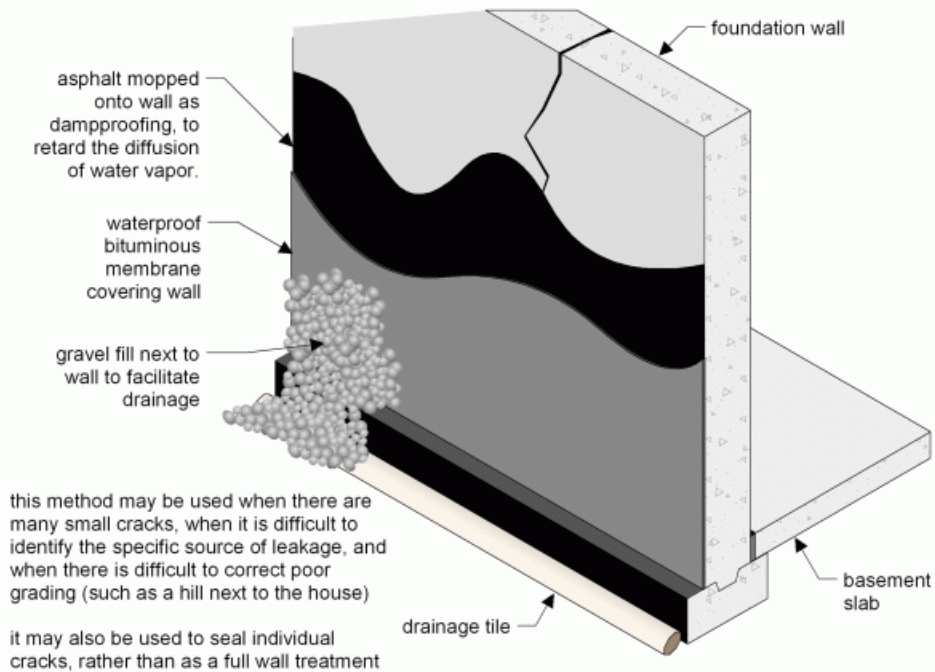
however, it hardens slowly, and if there is space at the back of the crack, it may leak out



Crack repair - drainage layer



Crack repair - exterior patching





16. Typical minor cracks



17. Typical minor cracks

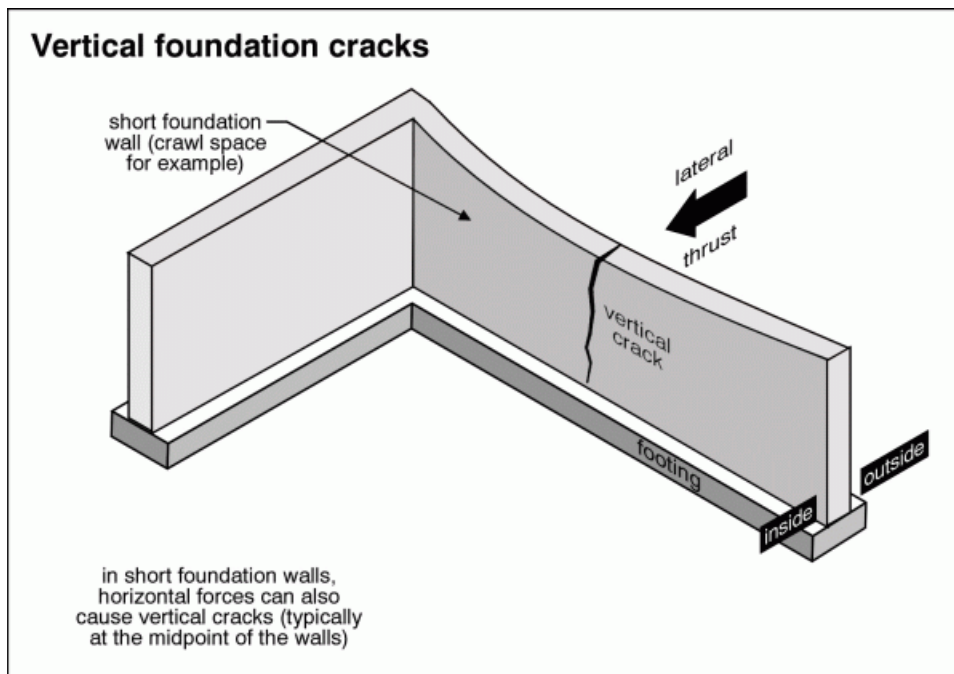
16. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Basement

Task: Further evaluation

Time: Immediate



STRUCTURE

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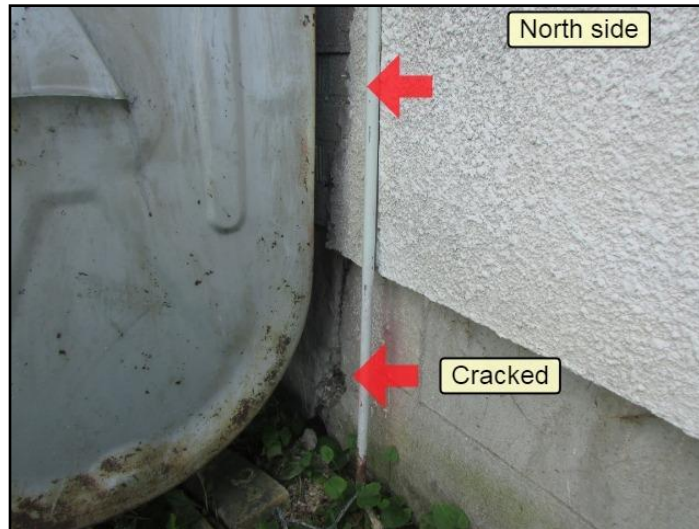
ELECTRICAL

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18. Cracked

17. Condition: • [Rot or insect damage](#)

Sump pit failed and support post is water soaked and rotten. Recommend replace with new telly post.

Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Repair or replace

Time: Less than 1 year

Cost: \$1,000 - \$2,000



19. Rot or insect damage

FLOORS \ Columns or piers

18. Condition: • [Heaved](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout Basement

Task: Further evaluation

Time: Less than 1 year

STRUCTURE

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20. Heaved

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Description

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

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Auxiliary panel (subpanel) type and location: • [Not found](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI

Smoke alarms (detectors): • Combination type (photoelectric and ionization)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Inspection limited/prevented by: • Restricted access

System ground: • Continuity not verified

HEATING

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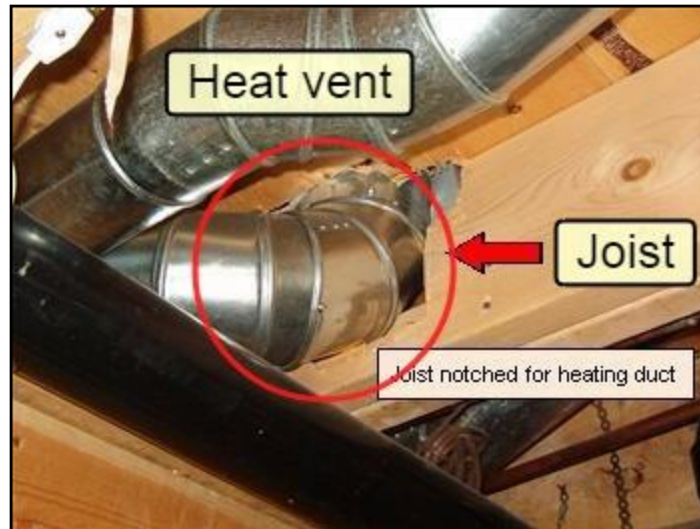
REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source:

• [Gas](#)



21. Damaged joist

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Combustion air source: • Interior of building

Approximate age: • [10 years](#)

Main fuel shut off at:

• Meter

HEATING

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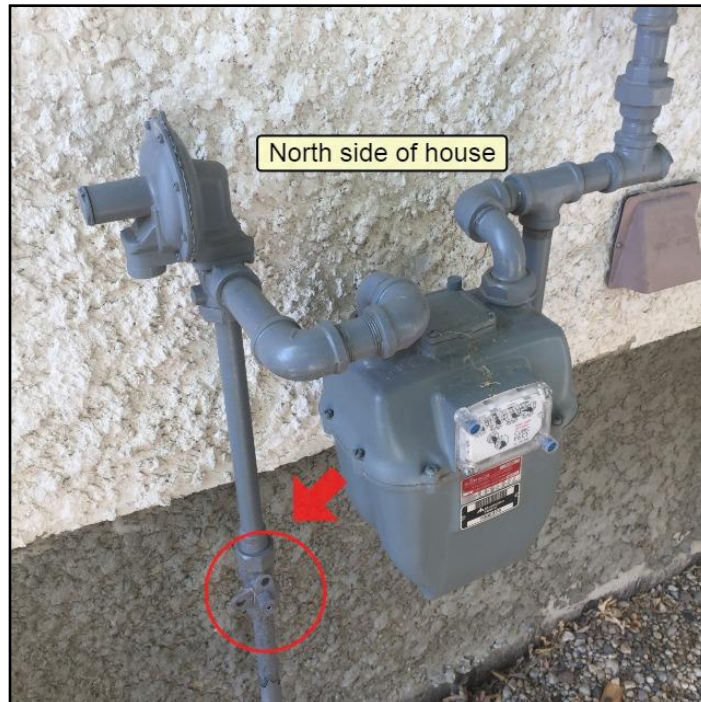
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22. Meter

Auxiliary heat: • [Wood fireplace](#)

Chimney/vent: • [Fiber cement](#)

Chimney liner: • B-vent (double-wall metal liner)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Location of the thermostat for the heating system:

• Living Room

HEATING

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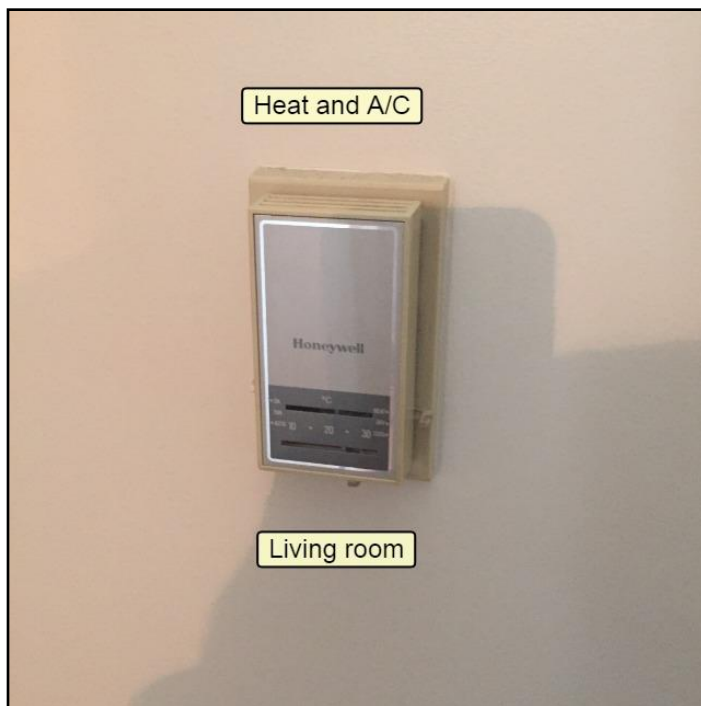
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23. Living Room

Limitations

Inspection prevented/limited by: • Cannot verify proper operation of air filter

Recommendations

ATTIC/ROOF \ Insulation

19. Condition: • [Gaps or voids](#)

Attic insulation is inconsistent, some missing and some gaps.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Cost: \$1,000 - \$2,500



24. Gaps or voids



25. Gaps or voids



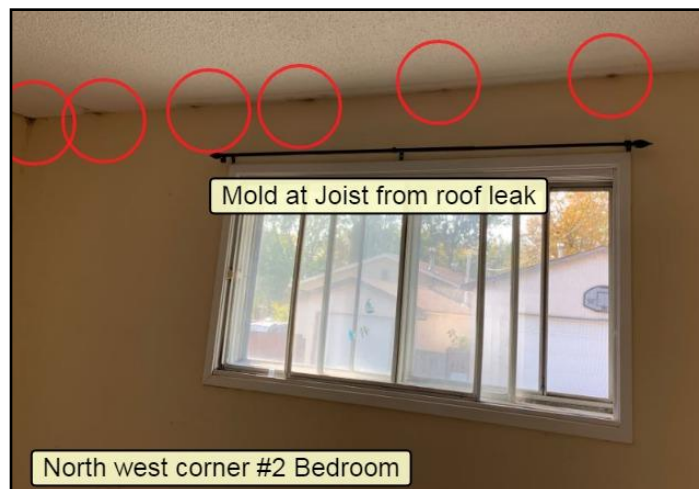
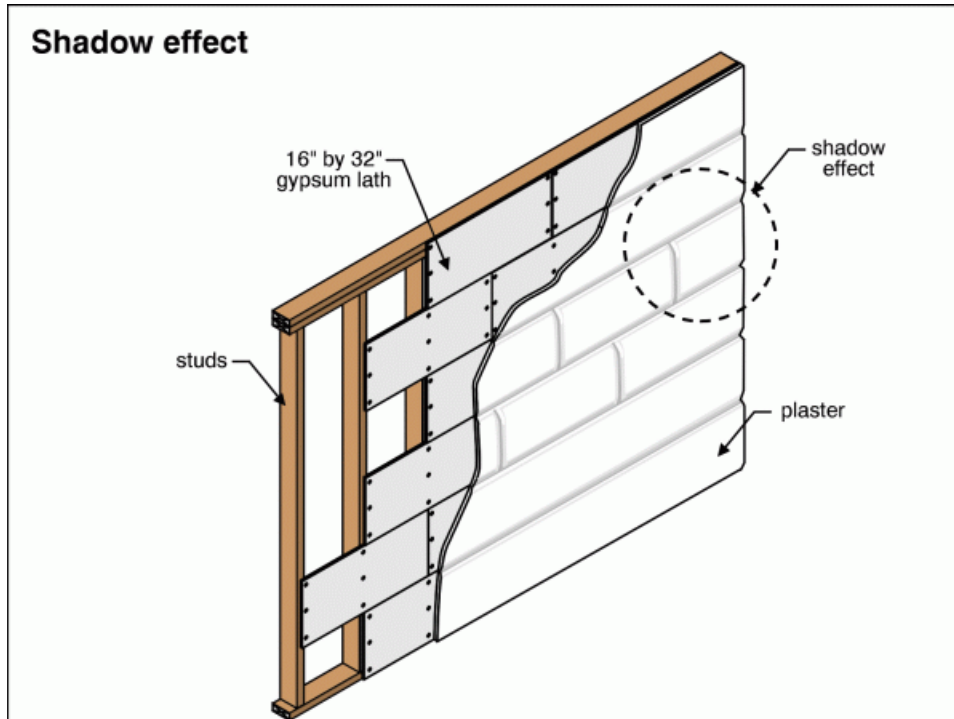
26. Gaps or voids

Recommendations

WALLS \ Plaster or drywall

20. Condition: • [Shadow effect](#)

Air quality test recommended



27. Shadow effect

WINDOWS \ Frames

21. Condition: • Re-Insulation around the frame, check and replace seal

Location: Kitchen

Task: Improve

Time: Less than 1 year

Cost: Less than \$100

INTERIOR

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END OF REPORT

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