

PCH Associates

# Inspection Order

REPORT NUMBER: 123456

## CLIENT INFORMATION

Name(s): Joe Brown  
Company:  
Address: 123 Main Street  
City / State / Zip: Watervliet, N.Y. 12189,  
*Phone Number: 123-456-7889 Fax Number:*  
*Work Number: Cellular Number:*

## INSPECTION INFORMATION

**INSPECTION DATE:** May 17,2006 **INSPECTION TIME:** 2:00pm  
**ADDRESS:** 123 Main Street, Watervliet, N.Y. 12189  
Directions:  
*Square Footage: Approximate Age: 54 Purchase Price:*  
*Structure Style: Structure Type:*  
*Referred By:*  
*Inspection Fee: \$375 Report Delivery Method:*  
*Seller's Name: Seller's Phone Number:*

Inspection Notes:

## REALTOR / REFERRAL INFORMATION

### Buyer's Realtor

Name:  
Company:  
Address:  
City / State / Zip: ,  
*Phone Number: Fax Number:*  
*Work Number: Cellular Number:*

### Seller's Realtor

Name:  
Company:  
Address:  
City / State / Zip: ,  
*Phone Number: Fax Number:*  
*Work Number: Cellular Number:*

### Other Referral Source

Name:  
Company:  
Address:  
City / State / Zip: ,  
*Phone Number: Fax Number:*  
*Work Number: Cellular Number:*

# PCH Associates

## Home Inspection Services Agreement

**Property Address:** 123 Main Street, Watervliet, N.Y. 12189

**Date of Inspection:** May 17, 2006

**Services Requested (check all that apply):**

<input checked="" type="checkbox"/>	Building Inspection	<input type="checkbox"/>	Water – Transport Fee
<input checked="" type="checkbox"/>	Wood-Destroying Insect Inspection	<input type="checkbox"/>	
<input type="checkbox"/>	Radon Gas Survey	<input type="checkbox"/>	
<input type="checkbox"/>	Well Functionality Test	<input type="checkbox"/>	

A Home Inspection is a critical review of a home intended to provide a new home buyer with useful information about that home. A typical inspection consists of a single visit and takes approximately two hours to complete. The home buyer is encouraged to participate in the inspection, ask questions, and review the report while still on site. The inspection is not intended to be technically exhaustive and does not address cosmetic issues. It is neither a guarantee nor warranty. Unexpected repairs may still occur.

### Scope of the Inspection

- Describe the systems and general conditions of the building; including the exterior, the roof, the building's structure, the interior, and the heating, plumbing and electrical systems.
- Discover and report major deficiencies. A deficiency is a necessary repair to a building system or component for its proper and safe operation. A major deficiency is one that may exceed \$1000 to repair. Actual cost will depend on contractor estimates.
- Report useful repair and maintenance for any non-major deficiencies which are observed.
- Report visual evidence of wood-destroying insects if requested above.
- Sample the air for the presence of radon if requested above.
- Perform well flow and testing if requested above.

### Inspector Responsibilities

- Gain visual or physical entry to all accessible areas of the home.
- Inspect all areas physically or visually entered in accordance with the Standards of Practice of the American Society of Home Inspectors.
- Provide a written report on site of all significant findings
- Answer customer questions and explain the inspection findings, as necessary.
- Maintain the inspection findings and report as confidential.

### Customer responsibilities

- Secure the permission of the home owner (with the help of the real estate agent as necessary) for access to conduct the inspection.
- Share any information disclosed about the property and any specific concerns.

### Inspection Limitations

- The inspection is non-destructive. No dismantling or disassembly will be performed by the inspector. Finished surfaces are not removed.
- The inspection is limited to discoverable evidence. Discoverable means any evidence which can be detected during a visual inspection. Disguised or concealed evidence is beyond the scope of this inspection.
- The inspector is not required to put himself at risk. Any area deemed unsafe by the inspector will not be entered. Systems which appear unsafe will not be operated. The customer will be informed of all such cases.
- Roofs exceeding a single story above grade or not within one story of a lower accessible roof may require special equipment not included in the inspection fee to properly inspect. If specialized equipment is discovered to be necessary, the customer will be informed.
- The scope of the Home Inspection does not include environmental analysis beyond any radon or water sampling listed above. Environmental analysis specifically excluded from the inspection includes Indoor Air Quality, Mold, Asbestos Building Materials, Lead Paints and Solders, and Oil Tank Contamination.
- Evaluation of the building site is limited to drainage and other conditions which may affect the building structure and necessary site access and egress.
- Site-specific limitations discovered during the inspection may be made in the inspection report.
- The inspection report is the mutual property of the inspector and the client and shall not be used by or transferred to any other party without the written consent of both the inspector and the client.

### Disputes

- **All claims must be made within 12 months of the date of the inspection.**
- **The Inspector must be given the opportunity to review the claim prior to any corrective action.**
- **The inspector's liability is limited to the inspection fee**
- **All disputes will be handled by binding arbitration**

*Certified Home Inspections agrees to provide home inspection services as outlined in this agreement.*

*I understand and agree to the scope of these inspection services and acknowledge the limitations. I request Certified Home Inspections to proceed with the inspection and agree to pay for services rendered.*

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*Peter Hughes*

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*Joe Brown*

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*Date*

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*Date*



PCH Associates  
9 Woodlake Rd. # 5  
Albany, NY 12203  
518-577-7707

# Invoice

REPORT NO.:	123456
INSPECTION DATE:	May 17, 2006

**SOLD TO:**

Joe Brown  
123 Main Street  
Watervliet, N.Y. 12189

**PROPERTY INSPECTED:**

2 Knob Hill Rd.  
Loudonville, N.Y. , 12110

Description	Amount
Standard Home Inspection	\$300
Bug and Termite Inspection	\$75

**TOTAL**

<b>\$375</b>
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**Thank you for your business**

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days

PCH Associates  
9 Woodlake Rd. # 5  
Albany, NY 12203  
518-577-7707

May 17,2006

Joe Brown

**Inspection Address:** 123 Main Street, Watervliet, N.Y. 12189  
**Report Number: 123456**

Dear Joe:

At your request, an inspection of the above property was performed on May 17, 2006. PCH Associates is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. PCH Associates will not release a copy of this report without your written consent.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

**Peter Hughes**, Inspector  
PCH Associates  
NYS License # 16000008390