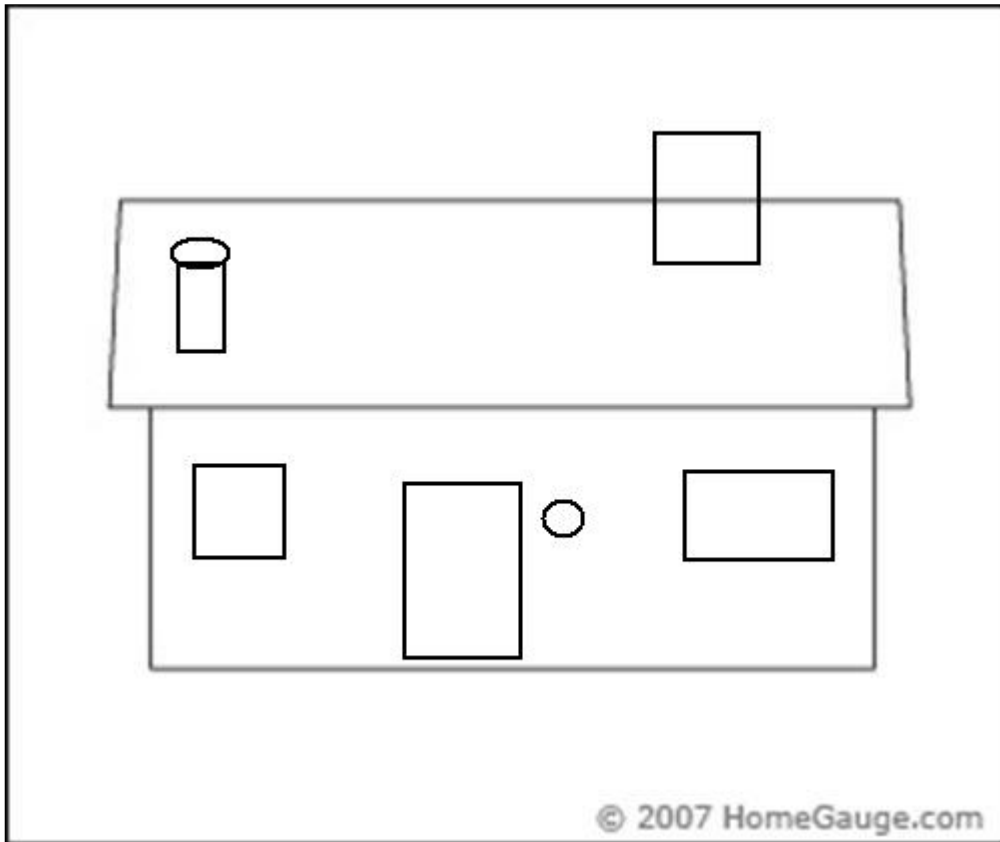




Home Energy Report

A. XYZ

Property Address:
1 Save Energy Road
Anywhere NY



Sample Home

Capital District Home Inspectors and NY Energy Auditors

**Allen P. Tanner 16000014833
17 Echo Ridge Drive
Saratoga Springs, NY 12866
518 526-5167**

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Date: 4/12/2009	Time:	Report ID:
Property: 1 Save Energy Road Anywhere NY	Customer: A. XYZ	Real Estate Professional:

Allen P. Tanner

New York State Certified, License # 16000014833

Certifications and Qualifications:

Certified In Thermal Imaging, Level I

Certified in Thermal Imaging, Level II

BPI Training In Energy Auditing (BPI-Business Performance Institute)

Qualified Asbestos Evaluator

Certified in Radon Testing by the National Environmental Health Association

Certified Mold Detection Specialist

Certified in Insect Infestation Visual Inspection

Authorized in Water Quality Sampling by CNA Lab, Ballston Spa, NY

Member of:

National Association of Certified Home Inspectors (NACHI)

American Society of Home Inspectors (ASHI)

Better Business Bureau (BBB)

Saratoga Springs Chamber of Commerce

Environmental Solutions Association (ESA)

Residential Energy Service Network (Resnet)

GENERAL THERMOGRAPHY INFORMATION

The Infrared Thermal Imager (Infrared Camera) is a camera-like device that detects, displays and records the apparent thermal patterns across a given surface. The image produced and recorded maps the apparent temperature pattern of an object or scene into a corresponding contrast or color pattern the Thermographer then interprets. A complete inspection for the will encompass all aspects of the inspected structure to include roof, exterior and interior walls comprising the building envelope, plumbing and electrical systems, heat and central air conditioning equipment and appliances if functioning. The report will identify areas where improvement in insulation and/or ventilation improve energy efficiency of the building and define specific remedy approaches.

Included here are sample thermal and digital images. This sample provides a glimpse of what is typically a 40+ page report.

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.

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.

Comment (COM) = Helpful and often general shared knowledge regarding any given subject component.

Action (ACT) = 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.

GENERAL INFORMATION

Wood destroying insects and mold growth commonly found in damp, deteriorating wood. All areas of structure that have moisture penetration are prone to wood destroying insects, rot, decay and/or mold and need to be further evaluated by professional contractor and/or technician. **This inspector/auditor is certified in both mold and wood boring pest observation and will report on their observed presence. Laboratory tests can also confirm a specific type of mold for the client if requested.**

At the time of inspection certain areas may be obstructed, inaccessible or not able to be visually inspected for other reasons, not under control of the inspector, and may harbor hidden problems. The buyer is encouraged to attempt to gain access to all these areas. A second follow up inspection may be scheduled at additional cost under these circumstances.

All work recommended in this report should be done with proper planning, building permits and by highly skilled licensed contractors. Suggest 3 contractors per trade be contacted. Check for proper insurance, references, years in business, types of material used as well as cost. Other considerations in the selection of trades people may be necessary. The above suggestions are for informational use only and are not intended as code interpretation.

The purpose of the energy audit report is to inform the client of possible focused upgrades, to increase client's knowledge of structure performance, to increase interior comfort levels and to explore possible options for savings on utility costs. Recommend experts be consulted for further critical information prior to beginning.

This Report is designed with the intention of being qualitative, not quantitative. Any temperature references are incidental and for general information purposes only.

In Attendance:

Customer

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

Water Test:

General Summary



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Customer

A. XYZ

Address


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Anywhere NY

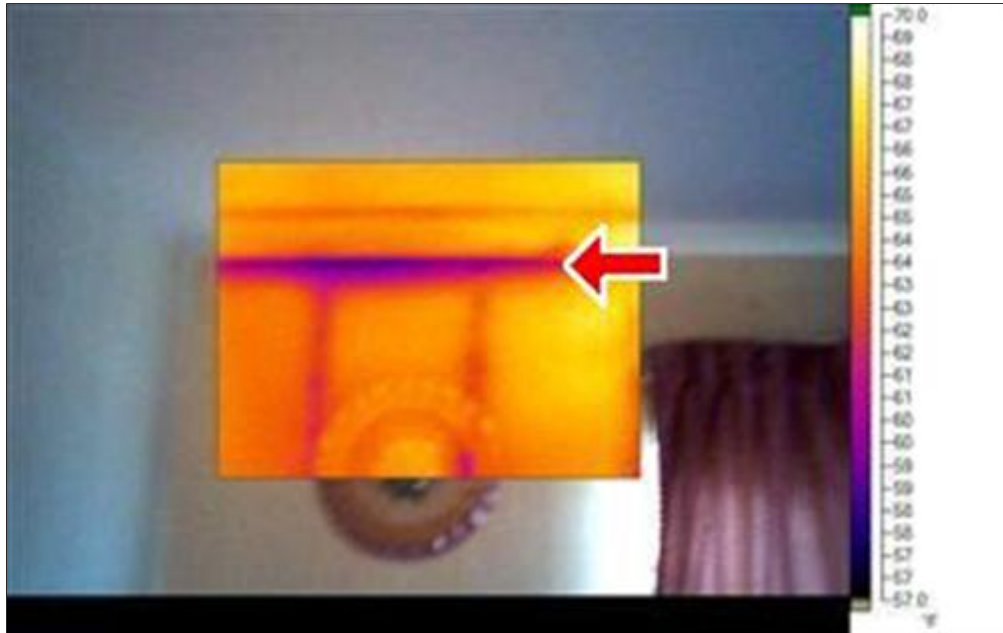
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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. Interiors

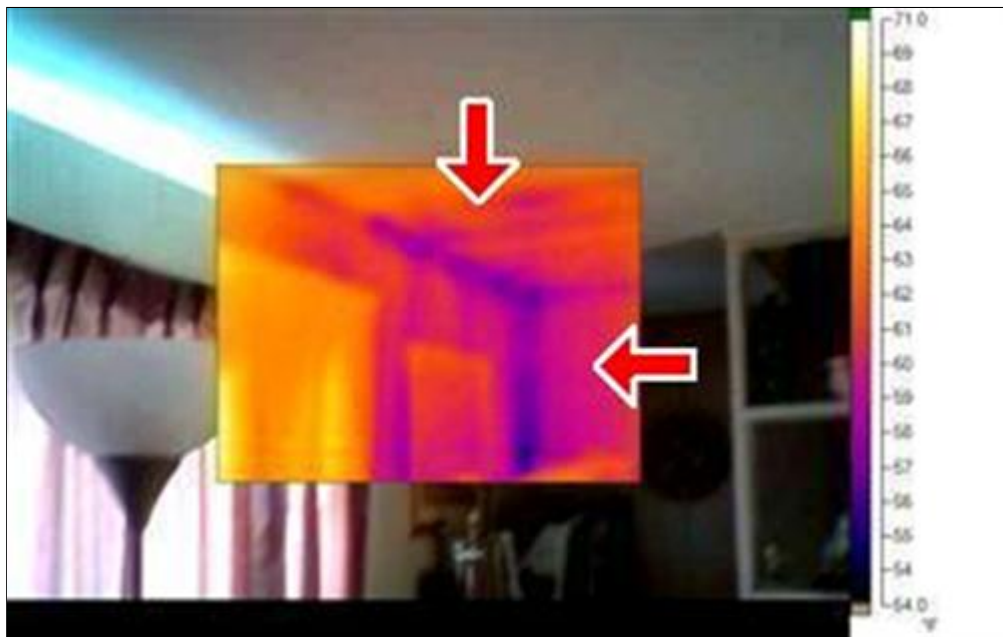
1.1 WALLS

Inspected, Action

 (Picture 1&2) Recommend every accessible outside corner of home insulated using ...




1.1 Picture 1



1.1 Picture 2

1.6 CLOSETS

Inspected, Action

 I recommend the use of fluorescent light bulbs throughout the home for energy savings and exclusively in all closets for safety.

3. Heating / Central Air Conditioning

3.0 HEATING EQUIPMENT

Inspected, Action

- 🏠 Thermal image of heat loss at furnace basement location of home. (Picture 1) Recommend evaluation by HVAC expert. Suggest replace furnace over 10 years old and/or less then 60% efficient.



3.0 Picture 1

4. Insulation and Ventilation

4.0 INSULATION IN ATTIC

Inspected, Action

- 🏠 Second floor ceiling Thermal Camera view of cold air infiltrating from attic. (Picture 1)



4.0 Picture 1

Inspectors/Energy Auditors 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; or Cosmetic items, underground items, or items not permanently installed. Inspectors/Energy Auditors 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 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 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. **This inspector/auditor is certified in both mold and wood boring pest observation and will report on their observed presence.**

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.

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