

A Building Analysis Report



123 Your St
Your Town, Ohio

Prepared for: Jim Smith

Prepared by: Protection Home Inspection
750 Fox Creek Ln.
Cincinnati, Ohio. 45245

Protection Home Inspection

15:24 August 29, 2011

Page 1 of 28
Sample Report

Table of Contents

Definitions	2
General Information	2
Scope of Inspection	3
Lots and Grounds	3
Exterior Surface and Components	4
Roof	5
Garage/Carport	6
Electrical	6
Structure	7
Attic	8
Basement	9
Air Conditioning	9
Fireplace/Wood Stove	10
Heating System	10
Plumbing	11
Bathroom	12
Kitchen	13
Bedroom	14
Living Space	15
Laundry Room/Area	17
Signature	17
Ky 411.278	18
Summary	21

Protection Home Inspection

15:24 August 29, 2011

Page 2 of 28
Sample Report

Definitions

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Budget to Install	These items should be considered maintenance or upgrades
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Budget to Perform	Budget to Perform
Association	Association Concerns

General Information

Property Information

Property Address 1234 Main St
City Your City State Ohio. Zip 45152
Contact Name Janet Smith
Phone 513-677-0000 Fax -

Client Information

Client Name Phill Stone
Client Address 12e Move out street
City Your City State Ohio. Zip 45245
Phone 513-284-7715 Fax -
E-Mail J.Jones

Inspection Company

Inspector Name Forrest Sutherland
Company Name Protection Home Inspection
Address 750 Fox Creek Ln.
City Cincinnati, State Ohio. Zip 45245
Phone 513-752-1110 Fax -
E-Mail fsutherland44@cinci.rr.com
File Number 1234567890
Amount Received \$430.00

Conditions

Others Present Buyer Property Occupied No
Estimated Age 14 yrs Entrance Faces East
Inspection Date 08/24/2011
Start Time 9:00 am End Time 12:00 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 80's
Weather Sunny Soil Conditions Damp
Space Below Grade Basement

Protection Home Inspection

15:24 August 29, 2011

Page 3 of 28
Sample Report

General Information (Continued)

Building Type Single Family Garage Attached
Sewage Disposal Public How Verified MLS
Water Source Public How Verified MLS

Scope of Inspection

We have prepared this confidential report for your personal use. The report is based on our opinion of the condition of the systems and components inspected on this date. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component.

Our inspection is preformed by visual examination only. Representative samples of building components are viewed in areas that are accessible at the time of inspection. We do not include examination of concealed items within the walls, under concrete slabs or in other areas not visible without removing permanently assembled components or moving personal property. Not all needed repairs will be identified during this inspection. Unexpected repairs should be anticipated.

The inspection is conducted according to the Standard of Practice of the American Society of Home Inspectors (ASHI) unless otherwise requested. The inspection should not be considered a or warranty of any kind for the continued use of any system component, nor does it dictate what should or should not be included in the property.

Thank You for selecting Protection Home Inspection for this inspection. Please feel free to call if you have any questions concerning this report. 513-752-1110

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Lots and Grounds

Promote positive (+) drainage away from foundations and extend run off from roofing and down spouts a Minimum of 10 ft from the foundation. If this can't be accomplished consider a drainage system or swale cut.

This inspection does not include an assessment of geological, geotechnical or hydrological conditions.

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1. Acceptable	Walks: Concrete
2. Acceptable	Steps/Stoops: Concrete.

Protection Home Inspection

15:24 August 29, 2011

Page 4 of 28
Sample Report

Lots and Grounds (Continued)

3. Acceptable Patio: Stone.
4. Acceptable Porch: Screened in.
5. Budget to Perform Vegetation: Trim bushes and shrubbery from the house 4-6"
6. Defective, Budget to Perform Grading: Flat to negative grade Always Promote positive (+) drainage away from the foundation and extend run off from roofing and downspouts a minimum of ten feet from the foundation. If this can't be accomplished consider a swale cut or drainage system.
7. Defective Exterior Surface Drain: Keep free of debris This drain stands to high and should extend over towards the garage to collect more runoff.
8. Acceptable Driveway: Asphalt.
9. Budget to Perform Maintaining the Driveway Asphalt/ budget to seal coat the drive every 2-3 yrs.

Exterior Surface and Components

Not all windows are checked, opened and closed. We recommend that all windows be caulked and sealed. If a window isn't properly installed moisture / mold could be present.

Improperly installed Brick veneer is common. That doesn't mean that it is correct, to code or meet industry standards.

Exterior Insulation Finished System (EIFS) are not inspected by this company. Call a professional in this field to perform such an inspection .

My insurance does not and will not cover "EIFS"

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All areas. Exterior Surface

1. Acceptable Type: Hardyboard

Front of house Exterior Surface

2. Acceptable Type: Stone
3. Acceptable Trim: Wood
4. Acceptable Fascia: Wood
5. Acceptable Soffits: Wood
6. Acceptable Exterior Paint Acceptable
7. Acceptable Door Bell: Working
8. Acceptable Entry Doors: Metal
9. Acceptable Patio Door: Wood /glass
10. Acceptable Windows: Wood

Protection Home Inspection

15:24 August 29, 2011

Page 5 of 28
Sample Report

Exterior Surface and Components (Continued)

11. Budget to Perform Exterior Door Locks Operating Re-key all locks upon occupancy of the property.
12. Acceptable Window Screens: Vinyl mesh
13. Acceptable Basement Windows: Vinyl
14. Acceptable Exterior Lighting: Fixtures at both front door & back door
15. Defective Exterior Electric Outlets: GFCI **unprotected outlet**
16. Acceptable Hose Bibs: Frost Free Anti Sy Devise
17. Acceptable Gas Meter: At the tank
18. Acceptable Main Gas Valve: At the tank Located in basement
19. Budget to Perform Utility usage Check with local utilities Check the utility usage on the property prior to commitment.

Roof

Slate, Tile, Terracotta roofs should be inspected by a professional roofer. Budget to inspect the roof yearly. Roofs that are wet , steep, moss or ice covered must be inspected from the ground,

The assessment of the roof does not preclude the possibility of leakage. Leakage can develop at anytime and may depend on rain intensity , wind direction, ice buildup,etc. The entire underside of the roof sheathing cannot be inspected for evidence of leaks. Chimney and/or flue interiors that are not readily accessible are not inspected and could require repair.

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Main house & Garage Roof Surface

1. Method of Inspection: Ladder at eaves
2. Acceptable, Budget to Perform Unable to Inspect: 100% Several lifted shingles should be sealed.
3. Acceptable Material: Asphalt shingle
4. Type: Gable
5. Approx Age: 14-16 yrs.
6. Acceptable Installation Average
7. Budget to Perform Flashing: Metal The flashing at the garage roof should be caulked and sealed.
8. Acceptable Valleys: Metal
9. Acceptable Skylights: Insulated glass
10. Acceptable Plumbing Vents: PVC
11. Acceptable Electrical Mast: N/A (Underground)

Protection Home Inspection

15:24 August 29, 2011

Page 6 of 28
Sample Report

Roof (Continued)

12. Defective Gutters: Aluminum Gutters should be cleaned several times a year. (March- late September, October, November)
The gutters are missing at the porch. The gutters are clogged.
13. Defective Downspouts: Aluminum **Reconnect the downspouts to the underground lines.**
14. Marginal Under Ground Drainage Lines Not Seen I recommend that under ground drain line be video scoped to assure of their condition.

Garage/Carport

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Side of house Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Insulated
3. Acceptable Door Operation: Mechanized
4. Marginal Door Opener: Genie, Lift Master The liftmaster needs adjustment.
5. Acceptable Exterior Surface: See exterior .
6. Acceptable Roof: See "Roof"
7. Acceptable Roof Structure: Wood truss
8. Acceptable Service Doors: Metal
9. Acceptable Ceiling: Drywall
10. Acceptable Walls: Drywall
11. Acceptable Floor/Foundation: Concrete
12. Acceptable Electrical: 110 VAC GFCI
13. Acceptable Windows: Wood
14. Acceptable Gutters: "See roof"
15. Acceptable Downspouts: "See roof"

Electrical

Testing of smoke detectors or alarms ,timers,low voltage circuits such as security, pet containment systems are beyond the scope of this inspection.

Smoke detectors are recommended to be located in each bedroom and one per floor level.

Smoke alarms should be tested monthly and replaced per manufactures guidelines or every ten years.

I recommend That Carbon Monoxide alarms be installed in a home that uses fossil fuel.

If GFCI's aren't present in older homes we recommend that they be installed at all Exterior, Kitchen,Wet Bar, Garage and Unfinished Basement outlet locations.

Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested. The inspection does not include remote control devices,alarm systems,low voltage wiring, systems and components which are not part of the primary electrical power distribution system.

Protection Home Inspection

15:24 August 29, 2011

Page 7 of 28
Sample Report

Electrical (Continued)

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1. Service Size Amps: 200 amp Volts: 110-220 VAC
2. Acceptable Service: Underground
3. Acceptable Meter box and cable Exterior
4. Defective 110 VAC Branch Circuits: Copper Electrical outlets can ware and need replacement. The ground wires and neutral wire should be separated.
5. Acceptable 220 VAC Branch Circuits: Aluminum
6. Acceptable Conductor Type: Copper
7. Acceptable GFCI: At GFCI Receptacles only.
8. Acceptable Ground: None visible
9. Acceptable Smoke Detectors: Present on all levels of the home
10. Budget to Install Carbon Monoxide Alarm Budget to install
Basement Electric Panel
11. Budget to Perform Manufacturer: General Electric Yearly exercise the breakers.
12. Max Capacity: 200 amps
13. Acceptable Main Breaker Size: 200 Amps?
14. Acceptable Breakers: CU/AL
15. Not Inspected Fuses:
16. Is the panel bonded? Yes

Structure

Foundation footers can rarely be seen or inspected. It is normal for concrete foundation to have shrink or settlement crack. These cracks can leak is the grading , gutters or downspouts fail or are in correct. Engineering or architectural services such as calculations, adequacy or integrity are not part of a home inspection. Only a representative sampling of visible structural components were inspected. Structural components concealed behind finished surfaces could not be inspected.

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1. Acceptable Structure Type: Frame
2. Acceptable Foundation: Concrete The walls are finished and the foundation can't be seen. Insulation covers much of the foundation

Protection Home Inspection

15:24 August 29, 2011

Page 8 of 28
Sample Report

Structure (Continued)

Foundation: (continued)

- | | |
|---------------|--|
| | walls. |
| 3. Acceptable | Differential Movement: None |
| 4. Acceptable | Beams: Steel I-Beam |
| 5. Acceptable | Joists/Trusses: 2x10 on 16" centers |
| 6. Acceptable | Floor/Slab: Concrete |
| 7. Acceptable | Stairs/Handrails: Carpeted with wood handrails |
| 8. Acceptable | Subfloor: OSB |

Attic

Today's recommended standard insulation levels are R30-R40.

Insulation limits the inspectors view of the attic area. Hidden problems may exist that are not documented on this report.

Engineering or architectural services such as calculation of structural capacities, adequacy or integrity are not part of the home inspection. Only a representative sampling of visible structural components were inspected. Insulation/ventilation type and levels in concealed areas are not inspected.

Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. Any estimates of insulation depths are rough average values.

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2nd floor, Garage Attic

1. Method of Inspection: From Access
2. Acceptable Unable to Inspect: 20%
3. Acceptable Roof Framing: Truss
4. Acceptable Sheathing: Oriented Stran Board - OSB
5. Acceptable Ventilation: Ridge and soffit vents
6. Acceptable Insulation: Batts
7. Acceptable Insulation Depth: 10"
8. Acceptable House Fan: Belt drive
9. Acceptable Wiring/Lighting: 110 VAC
10. Acceptable Moisture Penetration: None noted
11. Marginal Bathroom Fan Venting: Acceptable [but not through the roof.](#)

Protection Home Inspection

15:24 August 29, 2011

Page 9 of 28
Sample Report

Basement

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Unfinished area Basement

1. Acceptable Unable to Inspect: 0%
2. Acceptable Ceiling: Unfinished
3. Acceptable Walls: Unfinished
4. Acceptable Floors: Concrete
5. Acceptable Floor Drain: Metal
6. Acceptable Doors: Wood
7. Acceptable Windows: Vinyl
8. Acceptable Electrical: 110 VAC GFCI
9. Acceptable HVAC Source: Forced Air
10. Acceptable Ventilation: HVAC system & windows
11. Acceptable Insulation: Fiberglass
12. Acceptable Sump Pump: Submerged Recommend battery backup system
13. Marginal Moisture Location: Rear Wall Intercept ground water at exterior
14. Acceptable Suspected mold None seen

Air Conditioning

No life expectancy is expressed or implied. The inspection doesn't determine balancing or sizing of the system.

Annual cleaning and servicing is recommended for best performance and life expectancy .

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Side of house AC System

1. Budget To replace, Budget to Perform A/C System Operation: Operated Clean A/C coils by spraying off with a hose several times during the cooling season. Budget to replace the unit due to age not condition.
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: ???
4. Area Served: Whole house Approximate Age: 14 yrs

Protection Home Inspection

15:24 August 29, 2011

Page 10 of 28
Sample Report

Air Conditioning (Continued)

5. Fuel Type: 220 Volt Temperature Differential: 17 deg
6. Type: Central A/C Capacity: 3.5 Ton
7. Acceptable Visible Coil: Alu/copper
8. Acceptable Refrigerant Lines: copper
9. Acceptable Electrical Disconnect: Pull Disconnect
10. Acceptable Exposed Ductwork: Metal
11. Budget to Perform Blower Fan/Filters: Direct drive / disposable Check and change the furnace filter every 30 days
12. Acceptable Thermostats: Programmable

Fireplace/Wood Stove

I recommend that all fireplaces be inspected yearly and cleaned as deemed necessary . Fire place flues can not be viewed fully. I recommend a video scan of the flue and professional evaluation and inspection. The adequacy of the fireplace cannot be determined during a visual inspection.

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Family room Fireplace

1. Acceptable Fireplace Construction: Metal
2. Type: Gas Log
3. Acceptable Gas Log Turned off
4. Acceptable Hearth: Stone

Heating System

The balancing of the heating and cooling distribution is not part of this inspection.

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Protection Home Inspection

15:24 August 29, 2011

Page 11 of 28
Sample Report

Heating System (Continued)

Utility room Heating System

- | | |
|--|---|
| 1. Acceptable | Heating System Operation: Forced air |
| 2. Manufacturer: Bryant | |
| 3. Type: Forced air Capacity: 100,000 BTU | |
| 4. Area Served: Whole house Approximate Age: 6 yrs | |
| 5. Fuel Type: Gas | |
| 6. Acceptable | Heat Exchanger: Isn't visible/ closed unit |
| 7. Unable to Inspect: 100% | |
| 8. Defective | Blower Fan/Filter: Direct drive / disposable Check and change the furnace filter every 30 days, The filter is very dirty. |
| 9. Acceptable | Distribution: Metal duct |
| 10. Acceptable | Draft Control: working |
| 11. Budget to Install | Flue Pipe: PVC The vent pipes lack screens. |
| 12. Not Inspected | Controls: Limit switch |
| 13. Budget to Perform | Humidifier: Aprilaire Dispose of evaporator pad each spring and replace each fall. |
| 14. Acceptable | Humidistat At furnace. |
| 15. Acceptable | Thermostats: Programmable |
| 16. Acceptable | Fuel Tank: Buried |
| 17. Tank Location: N/A | |
| 18. Acceptable | Suspected Asbestos: Unknown |

Plumbing

Septic Systems should be professionally inspected and serviced A septic inspection is beyond the scope of this inspection. Repair and replacement of a septic system can be very expensive .It is recommended that septic systems be professionally cleaned and serviced every 1-3 years.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) below the structure, or beneath the ground surface are not inspected. Water quality and water quality are not tested.

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1. Defective, Not Inspected Service Line: ? **The service line and its Valves should be made readily accessible.**
2. Budget to Perform Main Water Shutoff: Basement The client should exercise the water valves at least 2 times per year to verify operation and proper shutdown.
3. Budget to Perform Water Lines: Copper Exercise all water valves prior to occupancy.
4. Acceptable Water flow Acceptable
5. Not Inspected, Budget To replace Septic System ? call Kyle Arn for a septic system inspection. 937-444-0767

Protection Home Inspection

15:24 August 29, 2011

Page 12 of 28
Sample Report

Plumbing (Continued)

- | | |
|---|--|
| 6. Acceptable | Check Valve Present |
| 7. Acceptable | Water Pressure Regulator Present |
| 8. Acceptable | Drain Pipes: PVC |
| 9. Marginal | Underground sewer lines Not seen If you have a concern about underground drain lines have them professionally scoped prior to commitment. |
| 10. Acceptable | Service Caps: Removed |
| 11. Acceptable | Vent Pipes: PVC |
| 12. Acceptable | Gas Service Lines: Black iron/ copper |
| Utility room Water Heater | |
| 13. Budget to Perform | Water Heater Operation: Gas Check and reset temperature at time of occupancy. I recommend draining 2-3 gallons of water from the base of the hot water heater, every 5 to 7 months, to clean out mineral deposits in the water tank. |
| 14. Manufacturer: Rheem | |
| 15. Type: Propane Capacity: 50 gal | |
| 16. Approximate Age: 10 yrs Area Served: Whole house, 2nd floor | |
| 17. Budget to Install | Flue Pipe: PVC Add screening to the vent system. |
| 18. Acceptable | TPRV and Drain Tube: Copper |
| 19. Acceptable | Pressure Tank Present |

Bathroom

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1 St floor Bathroom

- | | |
|----------------|---------------------------------------|
| 1. Acceptable | Ceiling: Drywall |
| 2. Acceptable | Walls: Drywall |
| 3. Acceptable | Floor: Wood |
| 4. Acceptable | Doors: Wood |
| 5. Acceptable | Electrical: 110 VAC GFCI |
| 6. Acceptable | Sink/Basin: Porcelain coated |
| 7. Acceptable | Faucets/Traps: Metal & PVC |
| 8. Acceptable | Toilets: Porcelain |
| 9. Acceptable | HVAC Source: Forced Air |
| 10. Acceptable | Ventilation: Electric ventilation fan |

2nd fl.hall Bathroom

- | | |
|----------------|------------------------|
| 11. Acceptable | Ceiling: Drywall |
| 12. Acceptable | Walls: Drywall |
| 13. Acceptable | Floor: Hard Tile, Wood |

Protection Home Inspection

15:24 August 29, 2011

Page 13 of 28
Sample Report

Bathroom (Continued)

14. Acceptable	Doors: Wood
15. Acceptable	Windows: Skylight
16. Acceptable	Electrical: 110 VAC GFCI
17. Acceptable	Counter/Cabinet: Wood
18. Acceptable	Sink/Basin: Synthetic
19. Acceptable	Faucets/Traps: Metal & PVC
20. Acceptable	Tub/Surround: Acrylic Tub & Surround
21. Acceptable	Shower/Surround: Same as tub
22. Acceptable	Toilets: Porcelain
23. Acceptable	HVAC Source: Forced Air
24. Acceptable	Ventilation: Electric ventilation fan

2nd fl. Master Bathroom

25. Acceptable	Ceiling: Drywall
26. Acceptable	Walls: Drywall
27. Acceptable	Floor: Carpet
28. Acceptable	Doors: Wood
29. Acceptable	Windows: Wood
30. Acceptable	Electrical: 110 VAC GFCI
31. Acceptable	Counter/Cabinet: Wood
32. Acceptable	Sink/Basin: Synthetic
33. Acceptable	Faucets/Traps: Metal & PVC
34. Acceptable	Tub/Surround: Acrylic Tub & Tile
35. Acceptable	Shower/Surround: Acrylic base and Hard tile
36. Acceptable	Toilets: Porcelain
37. Acceptable	HVAC Source: Forced Air
38. Acceptable	Ventilation: Electric ventilation fan

Kitchen

Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Inspected	Items that are not present or could not be inspected due to locations, conditions or safety.
Budget to Install	These items should be considered maintenance or upgrades
Budget To replace	These items have reached their life expectancy or consider installing or upgrading.
Budget to Perform	Budget to Perform
Association	Association Concerns

First floor - rear- Kitchen

1. Acceptable	Cooking Appliances: Jenn-air The self-cleaning cycle is not checked.
2. Acceptable	Ventilator: Jenn-air
3. Acceptable	Disposal: Badger Disposal wire not in armored cable
4. Acceptable	Dishwasher: General Electric

Protection Home Inspection

15:24 August 29, 2011

Page 14 of 28
Sample Report

Kitchen (Continued)

- | | |
|----------------|--------------------------------|
| 5. Acceptable | Sink: Synthetic |
| 6. Acceptable | Electrical: 110 VAC GFCI |
| 7. Acceptable | Plumbing/Fixtures: Metal & PVC |
| 8. Acceptable | Counter Tops: Formica |
| 9. Acceptable | Cabinets: Wood |
| 10. Acceptable | Ceiling: Drywall |
| 11. Acceptable | Walls: Drywall |
| 12. Acceptable | Floor: Wood |
| 13. Acceptable | Windows: Vinyl |
| 14. Acceptable | HVAC Source: Forced Air |

Bedroom

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Budget to Perform	Budget to Perform
Association	Association Concerns

2 fl front corner Bedroom

- | | |
|---------------|-------------------------|
| 1. Acceptable | Closet: Built in |
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: Wood |
| 6. Acceptable | Windows: Wood |
| 7. Acceptable | Electrical: 110 VAC |
| 8. Acceptable | Ceiling Fan Functioning |
| 9. Acceptable | HVAC Source: Forced Air |

1st floor rear corner Bedroom

- | | |
|----------------|-------------------------|
| 10. Acceptable | Closet: Built in |
| 11. Acceptable | Ceiling: Drywall |
| 12. Acceptable | Walls: Drywall |
| 13. Acceptable | Floor: Carpet |
| 14. Acceptable | Doors: Wood |
| 15. Acceptable | Windows: Vinyl |
| 16. Acceptable | Electrical: 110 VAC |
| 17. Acceptable | Ceiling Fan Functioning |
| 18. Acceptable | HVAC Source: Forced Air |

2nd floor rear, 2nd floor rear corner Bedroom

- | | |
|----------------|------------------|
| 19. Acceptable | Closet: Built in |
| 20. Acceptable | Ceiling: Drywall |
| 21. Acceptable | Walls: Drywall |

Protection Home Inspection

15:24 August 29, 2011

Page 15 of 28
Sample Report

Bedroom (Continued)

- 22. Acceptable Floor: Carpet
- 23. Acceptable Doors: Wood
- 24. Acceptable Windows: Wood
- 25. Acceptable Electrical: 110 VAC
- 26. Acceptable Ceiling Fan Functioning
- 27. Acceptable HVAC Source: Forced Air

2nd floor master Bedroom

- 28. Acceptable Closet: Built in
- 29. Acceptable Ceiling: Drywall
- 30. Acceptable Walls: Drywall
- 31. Acceptable Floor: Carpet
- 32. Acceptable Doors: Wood
- 33. Acceptable Windows: Wood
- 34. Acceptable Electrical: 110 VAC
- 35. Acceptable Ceiling Fan Functioning

Living Space

Please note as of the 2008 NEC Tamper Resistance outlets are required in new construction or in rehabing.

Carpeting, window treatments, central vacuum systems recreational facilities, paint, wallpaper and other finish treatments are not inspected. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Acceptable Functional with no obvious signs of defect.
- Marginal Item is not fully functional and requires repair or servicing. Marginal is also items that are normally under \$500 for repair, with the exception of safety items.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.
- Not Inspected Items that are not present or could not be inspected due to locations, conditions or safety.
- Budget to Install These items should be considered maintenance or upgrades
- Budget To replace These items have reached their life expectancy or consider installing or upgrading.
- Budget to Perform Budget to Perform
- Association Association Concerns

Entry hall Living Space

- 1. Acceptable Closet: Built in
- 2. Acceptable Ceiling: Drywall There are signs of thermobridging.
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Wood
- 5. Acceptable Doors: Wood
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Forced Air

Porch Living Space

- 8. Acceptable Ceiling: Wood
- 9. Acceptable Walls: Wood
- 10. Acceptable Floor: Wood, Asbestos like.

Protection Home Inspection

15:24 August 29, 2011

Page 16 of 28
Sample Report

Living Space (Continued)

11. Defective Electrical: 110 VAC GFCI The GFCI will not trip using a GFCI tester / replacement required.

12. Acceptable Ceiling Fan Operating

Family Room Living Space

13. Acceptable Closet: Built in

14. Acceptable Ceiling: Drywall

15. Acceptable Walls: Drywall

16. Acceptable Floor: Wood

17. Acceptable Windows: Vinyl

18. Acceptable Electrical: 110 VAC

19. Acceptable Ceiling Fan Operating

20. Acceptable HVAC Source: Forced Air

Office Living Space

21. Acceptable Closet: Built in

22. Acceptable Ceiling: Drywall

23. Acceptable Walls: Drywall

24. Acceptable Floor: Carpet

25. Acceptable Doors: Wood & Glass

26. Acceptable Windows: Wood

27. Acceptable Electrical: 110 VAC

28. Acceptable HVAC Source: Forced Air

Second floor hallway Living Space

29. Acceptable Closet: Built in

30. Acceptable Ceiling: Drywall

31. Acceptable Walls: Drywall

32. Acceptable Floor: Carpet

33. Acceptable Electrical: 110 VAC

34. Acceptable Handrail Wood

Dining Room Living Space

35. Acceptable Ceiling: Drywall

36. Acceptable Walls: Drywall

37. Acceptable Floor: Wood

38. Acceptable Windows: Vinyl

39. Acceptable Electrical: 110 VAC

40. Acceptable HVAC Source: Forced Air

2nd floor family room Living Space

41. Acceptable Ceiling: Drywall

42. Acceptable Walls: Drywall

43. Acceptable Floor: Carpet

44. Acceptable Windows: Vinyl

45. Acceptable Electrical: 110 VAC

46. Acceptable HVAC Source: Forced Air

Protection Home Inspection

15:24 August 29, 2011

Page 17 of 28
Sample Report

Laundry Room/Area

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
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Budget To replace	These items have reached their life expectancy or consider installing or upgrading.
Budget to Perform	Budget to Perform
Association	Association Concerns

Basement Laundry Room/Area


1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Acceptable Floors: sheetgoods
4. Acceptable Doors: Wood
5. Acceptable Electrical: 110 VAC
6. Defective HVAC Source: None
7. Acceptable Laundry Tub: Plastic
8. Acceptable Laundry Tub Drain: PVC
9. Acceptable Washer Hose Bib: Rotary
10. Acceptable Washer and Dryer Electrical: 110-240 VAC
11. Budget to Perform Dryer Vent: Metal Budget to clean the dryer vent yearly.

Signature

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Budget to Perform	Budget to Perform
Association	Association Concerns

1. The undersigned states that they will review the whole house inspection report and will notify Protection Home Inspection of any changes, concerns or possible omitted items or issues within 3-5 days. If a report is generated on site it is considered a field copy. The field copy will be reviewed and a final report will be emailed or us mailed within 48 hrs.



2.

Date: 01/05/09

Protection Home Inspection

15:24 August 29, 2011

Page 18 of 28
Sample Report

Ky 411.278

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Budget to Perform	Budget to Perform
Association	Association Concerns

1. 411.278 Notice of home inspector's right to cure before commencement of litigation--Action not barred if home inspector fails to give notice.

(1) The home inspector shall , upon entering into a contract for the inspection of a building or residence, provide notice to each client of the home inspector's right to offer to cure a deficient home inspection or home inspection report before a client may commence litigation against the home inspector. The notice shall be conspicuous and may be included as part of the underling contract signed by the client.

(2) The notice required by this section shall be in substantially by the following form:

"CHAPTER 411 OF THE KENTUCKY REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE HOME INSPECTOR OF YOUR RESIDENCE. YOU MUST DELIVER TO YOUR HOME INSPECTOR A WRITTEN NOTICE OF ANY CONDITIONS YOU ALLEGE THAT YOUR HOME INSPECTOR FAILED TO INCLUDE IN THE HOME INSPECTION REPORT AND PROVIDE YOUR HOME INSPECTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECT. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE MY THE HOME INSPECTOR. THERE ARE STRICT DEAD LINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT"

(3) KRS 411.270 TO 411.282 SHALL NOT PRECLUDE OR BAR ANY ACTION IF NOTICE IS NOT GIVEN TO THE CLIENTAS REQUIRED BY THIS SECTION.

Effective : July 13,2004

History: Created 2004 Ky.Acts ch109,sec.25, effective July 13,2004

2.

Final Comments

This inspection and written report, performed in accordance with the Standards of Practice and code of Ethics of the American Society of home inspectors (ASHI).

This inspection is intended to provide the client with a better understanding of the property condition as visually observed at the time of inspection.

The inspection and written report is based on conditions at the time of inspection only.

Protection Home Inspection

15:24 August 29, 2011

Page 19 of 28
Sample Report

Final Comments (Continued)

This inspection is intended to provide the client with a better understanding of the property condition as visually observed at the time of inspection.

This report is provided for the sole and exclusive use of Christopher Mitchell

It is not to be copied or used for any other purpose. This report plus the discussion at the home/phone/emails constitutes the inspection.

This evaluation does not include for the presents of lead paint, radon, mold & asbestos in the property.

If the presence of mold, asbestos, lead paint or radon gas is a concern, the property should be tested prior to the release of the inspection contingency.

The underground sewer lines were not inspected as part of this inspection.

If the condition of the underground sewer lines are a concern, the lines should be scoped by a qualified plumbing contractor prior to the release of the inspection contingency.

Any cost to cure or replacement prices are only estimates. We are not repair or replacement company. These prices are only guesses . The cost to cure may not be used in areas that maybe a concern to the client, but not the inspector.

Ask that all repairs be preformed by a professional in the field addressed.

I have made every effort to perform a comprehensive and thorough inspection with recommendations for this property.

This inspection and report are not intended to be used as a guarantee or warranty, express or implied , regarding the adequacy, performance or condition of any inspected structure, item, or system. Protection Home Inspection is not an insurer of property including, but not limited to any inspected structure , item, or system. Protection Home Inspection hereby disclaims all warranties, expressed or implied, including warranties of habitability, merchantability and fitness for any particular purpose whatsoever .
Important !! For your protection , If any certified professional or qualified trades person disputes the creditability of this report or inspection, then have them put such statements on a company letterhead.

This evaluation does not include for the presents of lead paint, radon, mold & asbestos in the property. If the presence of mold, asbestos, lead paint or radon gas is a concern, the property should be tested prior to the release of the inspection contingency.

This inspection is intended to provide the client with a better understanding of the property condition as visually observed at the time of inspection.

This report is not intended to reflect the value of the premises nor to make any representation as to the advisability or inadvisability of the purchase.

Protection Home Inspection

15:24 August 29, 2011

Page 20 of 28
Sample Report

Final Comments (Continued)

To avoid the cost of re-inspect and to insure proper repairs/replacement request that a paid invoice or letter head be provided.

We recommend that multiple professional opinions or bids be given.

Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible system. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. Consult with your inspector and / or agent to gain a comfort level about any defect cited in this report.

As needed , consult an appropriate contractor.

Any pictures included in this report are not meant to represent every defect that has been found. There may be many items that do not have pictures included.

This inspector is not qualified to detect the presents of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential Problems) is beyond the scope of the inspection report.

There maybe hidden damage behind the walls.

Homes built prior to 1978 most likely have lead paint. Further investigation is recommended.

Check with the home owner regarding any warranties, manuals, permits, drawings or other information pertaining the dwelling

THANK YOU FOR CALLING PROTECTION HOME INSPECTION! FORREST (BUTCH) SUTHERLAND,

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Under Ground Drainage Lines Not Seen I recommend that under ground drain line be video scoped to assure of their condition.

Garage/Carport

2. Side of house Garage Door Opener: Genie, Lift Master The liftmaster needs adjustment.

Attic

3. 2nd floor, Garage Attic Bathroom Fan Venting: Acceptable but not through the roof.

Basement

4. Unfinished area Basement Moisture Location: Rear Wall Intercept ground water at exterior



Plumbing

5. Underground sewer lines Not seen If you have a concern about underground drain lines have them professionally scoped prior to commitment.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Flat to negative grade Always Promote positive (+) drainage away from the foundation and extend run off from roofing and downspouts a minimum of ten feet from the foundation. If this can't be accomplished consider a swale cut or drainage system.



2. Exterior Surface Drain: Keep free of debris This drain stands too high and should extend over towards the garage to collect more runoff.



Exterior Surface and Components

3. Exterior Electric Outlets: GFCI unprotected outlet



Roof

4. Gutters: Aluminum Gutters should be cleaned several times a year. (March- late September, October, November) The gutters are missing at the porch. The gutters are clogged.



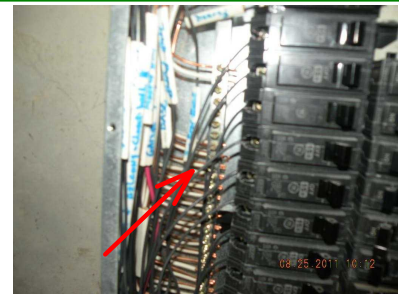
Defective Summary (Continued)

5. Downspouts: Aluminum **Reconnect the downspouts to the underground lines.**



Electrical

6. 110 VAC Branch Circuits: Copper **Electrical outlets can ware and need replacement. The ground wires and neutral wire should be separated.**



Heating System

7. Utility room Heating System Blower Fan/Filter: Direct drive / disposable **Check and change the furnace filter every 30 days, The filter is very dirty.**

Plumbing

8. Service Line: ? **The service line and its Valves should be made readily accessible.**



Living Space

9. Porch Living Space Electrical: 110 VAC GFCI **The GFCI will not trip using a GFCI tester / replacement required.**



Protection Home Inspection

15:24 August 29, 2011

Page 24 of 28
Sample Report

Defective Summary (Continued)

Laundry Room/Area

10. Basement Laundry Room/Area HVAC Source: None

Budget to Install Summary

Electrical

1. Carbon Monoxide Alarm Budget to install

Heating System

2. Utility room Heating System Flue Pipe: PVC The vent pipes lack screens.



Plumbing

3. Utility room Water Heater Flue Pipe: PVC Add screening to the vent system.



Budget To replace Summary

Air Conditioning

1. Side of house AC System A/C System Operation: Operated Clean A/C coils by spraying off with a hose several times during the cooling season. Budget to replace the unit due to age not condition.

Plumbing

2. Septic System ? call Kyle Arn for a septic system inspection. 937-444-0767

Budget to Perform Summary

Lots and Grounds

1. Vegetation: Trim bushes and shrubbery from the house 4-6"



2. Grading: Flat to negative grade Always Promote positive (+) drainage away from the foundation and extend run off from roofing and downspouts a minimum of ten feet from the foundation. If this can't be accomplished consider a swale cut or drainage system.



3. Maintaining the Driveway Asphalt/ budget to seal coat the drive every 2-3 yrs.

Exterior Surface and Components

4. Exterior Door Locks Operating Re-key all locks upon occupancy of the property.
5. Utility usage Check with local utilities Check the utility usage on the property prior to commitment.

Roof

6. Main house & Garage Roof Surface Unable to Inspect: 100% Several lifted shingles should be sealed.



7. Flashing: Metal The flashing at the garage roof should be caulked and sealed.

Electrical

8. Basement Electric Panel Manufacturer: General Electric Yearly exercise the breakers.

Protection Home Inspection

15:24 August 29, 2011

Page 28 of 28
Sample Report

Budget to Perform Summary (Continued)

Air Conditioning

9. Side of house AC System A/C System Operation: Operated Clean A/C coils by spraying off with a hose several times during the cooling season. Budget to replace the unit due to age not condition.
10. Blower Fan/Filters: Direct drive / disposable Check and change the furnace filter every 30 days

Heating System

11. Utility room Heating System Humidifier: Aprilaire Dispose of evaporator pad each spring and replace each fall.

Plumbing

12. Main Water Shutoff: Basement The client should exercise the water valves at least 2 times per year to verify operation and proper shutdown.
13. Water Lines: Copper Exercise all water valves prior to occupancy.
14. Utility room Water Heater Water Heater Operation: Gas Check and reset temperature at time of occupancy. I recommend draining 2-3 gallons of water from the base of the hot water heater, every 5 to 7 months, to clean out mineral deposits in the water tank.

Laundry Room/Area

15. Basement Laundry Room/Area Dryer Vent: Metal Budget to clean the dryer vent yearly.