

Protection Home Inspection
Protection Home Inspection
Cincinnati, Ohio. 45245
750 Fox Creek Ln.
Cincinnati, Oh 45245

Protection Home Inspection



[REDACTED]
[REDACTED] Ohio 45040

Protection Home Inspection

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Definitions

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

General Information

Property Information

Property Address 4684 Manorlake Dr.
City Mason State Ohio Zip 45040
Contact Name Joseph & Emily Long
Phone 513-532-2652 Fax .

Client Information

Client Name .
Client Address 5320 Balsam Pl
City Mason State Ohio Zip 45040
Phone . Fax .
E-Mail emilylong78@gmail.com

Inspection Company

Inspector Name Forrest Sutherland
Company Name Protection Home Inspection
Address Protection Home Inspection
City Cincinnati State Ohio. Zip 45245
Phone 513.752.1110 Fax .
E-Mail fsutherland44@cinci.rr.com
File Number 211015121
Amount Received \$450.00

Conditions

Others Present Buyer Property Occupied Yes
Estimated Age 23 yrs Entrance Faces South
Inspection Date 10/15/2021
Start Time 2pm End Time 4:30 pm

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General Information (Continued)

Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70's
Weather Overcast, Rain Soil Conditions Wet
Space Below Grade Basement
Building Type Single Family Garage Attached
Sewage Disposal Public How Verified MLS
Water Source Public How Verified MLS

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.

1. Acceptable Walks: Concrete.
2. Acceptable Steps/Stoops: Concrete.
3. Acceptable Patio: Paver Blocks.
4. Acceptable Deck: Treated wood
5. Acceptable Handrails wood
6. Acceptable Guardrails Wood
7. Acceptable Porch: Screened in.
8. Budget to Perform Vegetation: Trim bushes and shrubbery from the house 4-6" - Keep shrubs trimmed 4-6" away from the house.
9. Defective Basement Stairwell: Concrete. **The stairwell walls lack weep holes.**
10. Defective, Budget to Perform Grading: Negative at the front of the house - Maintain a 6-10% slope away from the house for 10 Feet. 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.
11. Acceptable Window Wells: Metal
12. Budget to Perform Bsmt. Stairwell Drain: Metal - Keep free of debris.
13. Budget to Perform Exterior Surface Drain: Metal - Keep free of debris.
14. Acceptable Driveway: Concrete.
15. Acceptable Fences: Wire & wood

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10/15/2021 10:44 PM

Prepared for: .
4684 Manorlake Dr.

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"

Front of house, Lower section Exterior Surface

1. Acceptable, Budget to Perform Type: Brick veneer - I recommend that all brick be water sealed as preventive maintenance / not repair . Weep holes are required in brickwork. A qualified masonry contractor should make needed repairs
2. Defective, Budget to Perform Lintels Steel - The lintels lack weep holes and flashing. Not done to "best building practices" or a "Standard Of Practice ". Lintels should be kept well painted.
3. Defective Sills Brick - Not done to "best building practices" or a "Standard Of Practice ", The sills are not properly sloped. The sills lack weep holes and flashing.

Upper section Exterior Surface

4. Acceptable, Defective Type: Vinyl siding
5. Acceptable Trim: Vinyl
6. Acceptable Fascia: Aluminum & Wood
7. Acceptable Soffits: Vinyl
8. Defective Door Bell: Not working - **Repairs are required.**
9. Acceptable Entry Doors: Wood
10. Acceptable Patio Door: Metal/glass
11. Acceptable Windows: Wood
12. Budget to Perform Exterior Door Locks Operating - Re-key all locks upon occupancy of the property.
13. Marginal Window Screens: Vinyl mesh - **Several damaged screens are noted.**
14. Acceptable Basement Windows: Wood
15. Acceptable Exterior Lighting: Fixtures at both front door & back door
16. Not Inspected Low voltage yard lights Low voltage yard lights are not part of this evaluation
17. Acceptable Exterior Electric Outlets: GFCI
18. Budget to Perform Hose Bibs: Front and rear - Protect the hose bibb from freezing.
19. Acceptable Gas Meter: Exterior
20. Acceptable Main Gas Valve: Exterior At meter
21. Budget to Perform Utility usage Check with utility companies - Check the utility usage on the property prior to commitment.

Protection Home Inspection

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.

Main house & Garage Roof Surface

1. Method of Inspection: Ground level, Ladder at eaves, From window
2. Acceptable Unable to Inspect: 100%
3. Acceptable Material: Fiberglass
4. Type: Gable
5. Approx Age: 6 yrs
6. Acceptable Installation Average
7. Acceptable Flashing: Metal
8. Acceptable Valleys: Metal

East Side Chimney

9. Acceptable Chimney: Brick
10. Acceptable Flue/Flue Cap: Clay / concrete
11. Acceptable Chimney Flashing: Metal
12. Acceptable Plumbing Vents: PVC
13. Budget to Install Gutters: Aluminum - Budget to install leaf guards.
14. Acceptable Downspouts: Aluminum
15. Budget to Perform Under Ground Drainage Lines Not Seen - If you have a concern about the lines, I recommend that they be scoped prior to commitment. Mainline inspections Pat Hooper 513-349-3357

Garage/Carport

Side of house Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Overhead
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

Protection Home Inspection

Garage/Carport (Continued)

- 10. Marginal Walls: Drywall - The drywall should be cut away from the floor 1/2 - 3/4" to avoid water contact.
- 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.

- 1. Service Size Amps: 200 amp Volts: 110-220 VAC -
- 2. Not Inspected, Budget to Perform Service: Underground - The electrical service for the home is underground from the street. The underground cable is not visible to be inspected.
I recommend underground line insurance- Some lines fail and can be expensive to replace.
- 3. Acceptable Meter box and cable Exterior
- 4. Acceptable 110 VAC Branch Circuits: Copper
- 5. Acceptable 220 VAC Branch Circuits: Aluminum
- 6. Acceptable Conductor Type: Copper
- 7. Acceptable GFCI: At GFCI Receptacles only.
- 8. Acceptable AFCI's Present in the service panel
- 9. Acceptable Ground: Plumbing ground only.
- 10. Acceptable Bonding Present - It is recommended that a bonding wire be installed from the gas lines to the water line.
- 11. Acceptable, Budget to Perform Smoke Detectors: Present - Replace batteries and test the smoke alarm units every 6 months
- 12. Budget to Install Carbon Monoxide Alarm Budget to install
Basement Workout room Electric Panel

Protection Home Inspection

Electrical (Continued)

13. Defective Manufacturer: Square D - **Screws are missing at the panel front. The service panel access lacks the proper clearances 78" high, 30 " wide, 36" deep**
14. Max Capacity: 200 amps
15. Acceptable Main Breaker Size: 200 Amps
16. Acceptable Breakers: CU/AL
17. Is the panel bonded? Yes
Basement workout room Electric Panel
-
18. Acceptable Manufacturer: Square D
19. Max Capacity: ?
20. Acceptable Breakers: CU/AL
21. 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.

1. Acceptable Structure Type: Frame
2. Not Inspected Foundation: Concrete - The walls are finished and the foundation can't be seen.
3. Acceptable Differential Movement: None observed - There is very limited visibility due to finished walls.
4. Not Inspected Beams: Not visible
5. Acceptable Joists/Trusses: 2x10 on 16" centers
6. Acceptable Floor/Slab: Concrete carpet
7. Acceptable Stairs/Handrails: Carpeted with wood handrails
8. Acceptable Subfloor: OSB

Protection Home Inspection

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.

2nd floor Attic

1. Method of Inspection: From Access
2. Acceptable Unable to Inspect: 30% - Deep insulation
3. Acceptable Roof Framing: Truss
4. Acceptable Sheathing: Oriented Stran Board - OSB
5. Acceptable Ventilation: Ridge and soffit vents
6. Acceptable Insulation: Loose
7. Acceptable Insulation Depth: 10"
8. Acceptable Wiring/Lighting: 110 VAC
9. Acceptable Moisture Penetration: None noted
10. Acceptable Attic Pest None noted
11. Acceptable Bathroom Fan Venting: Vented to the soffit - The bathroom vent improperly vents into attic space and may cause moisture damage and mold to insulation, sheathing and structural components

Basement

Finished area Basement

1. Acceptable Unable to Inspect: 0%
2. Acceptable Ceiling: Unfinished
3. Acceptable Walls: Drywall
4. Acceptable Floors: Concrete
5. Acceptable Doors: " Wood"
6. Acceptable Windows: Wood
7. Acceptable Electrical: " 110 VAC"
8. Budget to Perform HVAC Source: Forced Air - It is very important to heat , cool, and dehumidify the basement.
9. Budget to Install Dehumidifier Present - Budget to install a dehumidifier in the basement. I suggest that it be set at 35% in the summer and 40% in the winter
10. Acceptable Ventilation: HVAC system& windows
11. Budget to Install Sump Pump: Submerged - I recommend the installation of a battery backup system or a water pressure siphon system.
12. Acceptable Moisture Location: None
13. Acceptable Suspected mold None seen
14. Acceptable Bsmt Stairs/Railings: Carpeted with wood handrails

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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 .

Side of house AC System

1. Not Inspected A/C System Operation: The listing agent requests that the thermostat not be changed. Since the unit could not be tested, a professional in the HVAC field should test both the A/c and heating, certifying both of them.
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Trane
4. Area Served: Whole house Approximate Age: 6 yrs
5. Fuel Type: 220 Volt Temperature Differential: .
6. Type: Central A/C Capacity: 4 Tons
7. Acceptable Visible Coil: Alu/copper
8. Acceptable Refrigerant Lines: Copper
9. Acceptable Electrical Disconnect: Breaker 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: Individual

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.

Family room Fireplace

1. Acceptable Fireplace Construction: Masonry
2. Type: Gas Log, Wood burner
3. Marginal Gas Log Did not light - Ask that the fireplace be in working order prior to closing.
4. Acceptable Smoke Chamber: Masonry
5. Budget to Perform Flue: Clay - Recommend clean/inspect and repair prior to commitment
6. Budget to Perform Damper: Rotary - I recommend damper be permanently open if installing or using a gas fireplace. Install glass doors to stop heat loss.
7. Acceptable Hearth: Tile

Master Bedroom Fireplace

8. Acceptable Fireplace Construction: Metal
9. Type: Gas Log
10. Acceptable Hearth: Tile

Protection Home Inspection

Heating System

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

Basement Heating System

1. Not Inspected Heating System Operation: Forced air - I was asked not to reset the thermostat. Therefore a professional in the field should certify the HVAC system.
2. Manufacturer: Trane
3. Type: Forced air Capacity: 100,000 BTU
4. Area Served: Whole house Approximate Age: 7 yrs
5. Fuel Type: Gas
6. Not Inspected Heat Exchanger: Isn't visible/ closed unit
7. Unable to Inspect: 100%
8. Budget to Perform Blower Fan/Filter: Direct drive / disposable - Check and change the furnace filter every 30 days
9. Acceptable Distribution: Metal duct
10. Not Inspected Draft Control: working
11. Acceptable Flue Pipe: PVC
12. Not Inspected Controls: Limit switch
13. Not Inspected, Budget to Perform Humidifier: Aprilaire - Humidifiers require yearly service due to the calcium and lime in our water.
14. Acceptable Humidistat At furnace.
15. Acceptable Thermostats: Individual
16. Tank Location: N/A
17. Acceptable Suspected Asbestos: None seen

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.

1. Acceptable Service Line: 3/4" Copper
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Copper
4. Acceptable Water flow Acceptable
5. Acceptable Check Valve Present
6. Acceptable Water Pressure Regulator Present
7. Acceptable Drain Pipes: PVC
8. Not Inspected, Budget to Perform Underground sewer lines Not seen - If you have a concern

Protection Home Inspection

Plumbing (Continued)

Underground sewer lines (continued)

about underground drain lines have them professionally scoped prior to commitment.

- 9. Acceptable Service Caps: Removed
- 10. Acceptable Vent Pipes: PVC
- 11. Acceptable Gas Service Lines: Black iron

Basement Water Heater

- 12. Acceptable Water Heater Operation: Gas
- 13. Manufacturer: Rheem
- 14. Type: Gas Capacity: 75 gal
- 15. Approximate Age: 7 yrs Area Served: Whole house
- 16. Acceptable Flue Pipe: PVC
- 17. Budget To replace Drip Pan None - **When replacing the hot water heater consider installing a drip pan.**
- 18. Acceptable TPRV and Drain Tube: Copper
- 19. Acceptable Pressure Tank Present

Bathroom

1 st floor hall Bathroom

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

2nd fl master Bathroom

- 12. Acceptable Ceiling: Finished
- 13. Acceptable Walls: Finished
- 14. Acceptable Floor: Hard Tile
- 15. Acceptable Doors: Wood
- 16. Acceptable Windows: Vinyl
- 17. Acceptable Electrical: 110 VAC GFCI
- 18. Acceptable Counter/Cabinet: Wood
- 19. Acceptable Sink/Basin: Porcelain coated
- 20. Acceptable Faucets/Traps: Metal & PVC

Bathroom (Continued)

- 21. Acceptable Shower/Surround: Tile base and walls
- 22. Acceptable Toilets: Porcelain
- 23. Acceptable HVAC Source: Forced Air
- 24. Acceptable Ventilation: Electric ventilation fan

2nd floor hall Bathroom

- 25. Acceptable Ceiling: Finished
- 26. Acceptable Walls: Finished
- 27. Acceptable Floor: Hard Tile
- 28. Acceptable Doors: Wood
- 29. Acceptable Electrical: " 110 VAC"
- 30. Acceptable Counter/Cabinet: Wood
- 31. Acceptable Sink/Basin: Porcelain coated
- 32. Acceptable Faucets/Traps: Metal & PVC
- 33. Acceptable Tub/Surround: Enameled tub & Tile
- 34. Acceptable Shower/Surround: Same as tub
- 35. Acceptable Toilets: Porcelain
- 36. Acceptable HVAC Source: Forced Air
- 37. Acceptable Ventilation: Electric ventilation fan

Basement Bathroom

- 38. Acceptable Ceiling: Finished
- 39. Acceptable Walls: Finished
- 40. Acceptable Floor: Hard Tile
- 41. Acceptable Doors: Wood
- 42. Acceptable Electrical: 110 VAC GFCI
- 43. Acceptable Counter/Cabinet: Wood
- 44. Acceptable Sink/Basin: Porcelain coated
- 45. Acceptable Faucets/Traps: Metal & PVC, PVC
- 46. Acceptable Shower/Surround: Acrylic base and walls
- 47. Acceptable Toilets: Porcelain
- 48. Acceptable HVAC Source: Forced Air
- 49. Acceptable Ventilation: Electric ventilation fan

Protection Home Inspection

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.

First floor - rear- Kitchen

- | | |
|----------------|--|
| 1. Acceptable | Cooking Appliances: Kitchenaid |
| 2. Acceptable | Ventilator: ? |
| 3. Acceptable | Disposal: In-Sinkerator/, In-Sinkerator |
| 4. Acceptable | Dishwasher: Bosch |
| 5. Acceptable | Refrigerator: Samsung |
| 6. Acceptable | Water dispenser Working |
| 7. Acceptable | Ice maker Working |
| 8. Acceptable | Microwave: KitchenAid |
| 9. Acceptable | Sink: Stainless steel |
| 10. Acceptable | Electrical: 110 VAC GFCI |
| 11. Acceptable | Plumbing/Fixtures: Metal & PVC |
| 12. Acceptable | Counter Tops: Granite |
| 13. Acceptable | Cabinets: Wood |
| 14. Acceptable | Ceiling: Drywall |
| 15. Acceptable | Walls: Finished |
| 16. Acceptable | Floor: Wood |
| 17. Marginal | Windows: Wood - I could not open. appear to be painted shut. |
| 18. Acceptable | HVAC Source: " Forced Air" |
| 19. Acceptable | Crisper drawer Kitchenaid |

Basement Kitchen

- | | |
|----------------|---|
| 20. Marginal | Disposal: In-Sinkerator - The unit is rusted shut from lack of use. Repair is needed. |
| 21. Acceptable | Refrigerator: Whirlpool |
| 22. Acceptable | Sink: Stainless steel |
| 23. Acceptable | Electrical: 110 VAC GFCI |
| 24. Acceptable | Plumbing/Fixtures: Metal & PVC |
| 25. Acceptable | Counter Tops: Granite |
| 26. Acceptable | Cabinets: Wood |
| 27. Acceptable | Ceiling: Drywall |
| 28. Acceptable | Walls: Drywall |
| 29. Acceptable | Floor: Wood |
| 30. Acceptable | HVAC Source: " Forced Air" |

Protection Home Inspection

Bedroom

2nd floor master Bedroom

- | | |
|---------------|---|
| 1. Acceptable | Closet: Built in |
| 2. Acceptable | Ceiling: Finished |
| 3. Acceptable | Walls: Finished |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: Wood |
| 6. Marginal | Windows: Wood - One marked do not open. |
| 7. Acceptable | Electrical: 110 VAC |
| 8. Acceptable | HVAC Source: Forced Air |

Rear center Bedroom

- | | |
|----------------|---|
| 9. Marginal | Closet: Built in - The closet doors are present but not hung. |
| 10. Acceptable | Ceiling: Finished |
| 11. Acceptable | Walls: Finished |
| 12. Acceptable | Floor: Carpet |
| 13. Acceptable | Doors: Wood |
| 14. Acceptable | Windows: Vinyl |
| 15. Acceptable | Electrical: 110 VAC |
| 16. Acceptable | HVAC Source: Forced Air |

2nd floor front Bedroom

- | | |
|----------------|-------------------------|
| 17. Acceptable | Closet: Built in |
| 18. Acceptable | Ceiling: Finished |
| 19. Acceptable | Walls: Finished |
| 20. Acceptable | Floor: Carpet |
| 21. Acceptable | Doors: Wood |
| 22. Acceptable | Windows: Vinyl |
| 23. Acceptable | Electrical: 110 VAC |
| 24. Acceptable | HVAC Source: Forced Air |

Rear corner/ Loft Bedroom

- | | |
|----------------|-------------------------|
| 25. Acceptable | Closet: Built in |
| 26. Acceptable | Ceiling: Finished |
| 27. Acceptable | Walls: Finished |
| 28. Acceptable | Floor: Carpet |
| 29. Acceptable | Doors: Wood |
| 30. Acceptable | Windows: Vinyl |
| 31. Acceptable | Electrical: 110 VAC |
| 32. Acceptable | Ceiling Fan Functioning |
| 33. Acceptable | HVAC Source: Forced Air |

Protection Home Inspection

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.

Bedroom office Living Space

- 1. Acceptable Ceiling: Finished
- 2. Acceptable Walls: Finished
- 3. Acceptable Floor: Carpet
- 4. Acceptable Doors: " Wood"
- 5. Acceptable Windows: Vinyl
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Forced Air

Dining Room Living Space

- 8. Acceptable Ceiling: Finished
- 9. Acceptable Walls: Finished
- 10. Acceptable Floor: Wood
- 11. Acceptable Windows: Wood
- 12. Acceptable Electrical: 110 VAC
- 13. Acceptable HVAC Source: Forced Air

Family Room Living Space

- 14. Acceptable Ceiling: Finished
- 15. Acceptable Walls: Finished
- 16. Acceptable Floor: Wood
- 17. Acceptable Doors: Wood & Glass
- 18. Acceptable Windows: Wood
- 19. Acceptable Electrical: 110 VAC
- 20. Acceptable Ceiling Fan Operating
- 21. Acceptable HVAC Source: Forced Air

1st floor Hall Living Space

- 22. Acceptable Closet: Built in
- 23. Acceptable Ceiling: Finished
- 24. Acceptable Walls: Finished
- 25. Acceptable Floor: Wood
- 26. Acceptable Doors: " Wood"
- 27. Acceptable Electrical: 110 VAC
- 28. Acceptable HVAC Source: Forced Air

2nd fl hall Living Space

- 29. Acceptable Closet: Built in
- 30. Acceptable Ceiling: Finished
- 31. Acceptable Walls: Finished

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Living Space (Continued)

- 32. Acceptable Floor: " Carpet"
- 33. Acceptable Doors: " Wood"
- 34. Acceptable Electrical: " 110 VAC"
- 35. Marginal Handrail Wood - Then handrails at the rear steps to the second floor are loose and need repair.

Basement Steps Living Space

- 36. Acceptable Ceiling: Finished
- 37. Acceptable Walls: Finished
- 38. Acceptable Handrails wood
- 39. Acceptable Floor: " Carpet"
- 40. Acceptable Doors: " Wood"

Basement Family Room Living Space

- 41. Acceptable Closet: Built in
- 42. Acceptable Ceiling: Drywall
- 43. Acceptable Walls: Drywall
- 44. Acceptable Floor: Carpet
- 45. Acceptable Doors: " Wood"
- 46. Acceptable Windows: Wood
- 47. Acceptable Electrical: " 110 VAC"
- 48. Acceptable HVAC Source: Forced Air

Basement Bonus room NOT A BEDROOM Living Space

- 49. Acceptable Closet: Built in
- 50. Acceptable Ceiling: Drywall
- 51. Acceptable Walls: Drywall
- 52. Acceptable Floor: " Carpet"
- 53. Acceptable Doors: " Wood"
- 54. Acceptable Windows: Wood
- 55. Acceptable Electrical: " 110 VAC"
- 56. Acceptable HVAC Source: " Forced Air"

Workout room Living Space

- 57. Acceptable Closet: Built in
- 58. Acceptable Ceiling: Drywall
- 59. Acceptable Walls: Drywall
- 60. Acceptable Floor: " Carpet"
- 61. Acceptable Doors: " Wood"
- 62. Acceptable Windows: Wood
- 63. Acceptable Electrical: " 110 VAC"
- 64. Acceptable HVAC Source: " Forced Air"

Mud room Living Space

- 65. Acceptable Closet: Built in
- 66. Acceptable Ceiling: Drywall

Protection Home Inspection

Living Space (Continued)

- 67. Marginal Ceiling fan Wobbles - **Balancing needed.**
- 68. Acceptable Walls: Drywall
- 69. Acceptable Pet bath Fiberglass pan hard tile wall
- 70. Acceptable Floor: " Carpet"
- 71. Acceptable Doors: " Wood"
- 72. Acceptable Electrical: " 110 VAC"
- 73. Acceptable HVAC Source: " Forced Air"

Office 1st floor Living Space

- 74. Acceptable Ceiling: Drywall
- 75. Acceptable Walls: Drywall
- 76. Acceptable Floor: " Carpet"
- 77. Acceptable Doors: Wood & Glass
- 78. Acceptable Windows: Vinyl
- 79. Acceptable Electrical: " 110 VAC"
- 80. Acceptable HVAC Source: " Forced Air"

Screened in porch Living Space

- 81. Acceptable Ceiling: Wood
- 82. Acceptable Walls: Wood
- 83. Acceptable Floor: Wood
- 84. Acceptable Doors: Wood & Glass
- 85. Acceptable Electrical: " 110 VAC"

Laundry Room/Area

1st floor Laundry Room/Area

- 1. Acceptable Ceiling: Drywall
- 2. Acceptable Walls: Drywall
- 3. Acceptable Floors: Hard Tile
- 4. Acceptable Doors: " Wood"
- 5. Acceptable Electrical: 110 VAC
- 6. Acceptable HVAC Source: Forced Air
- 7. Budget to Install Washer Hose Bib: Push/Pull - Recommend steel flex washer hoses and a washer pan under the washer
- 8. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 9. Acceptable Dryer Vent: Outsided - Budget to clean the dryer vent yearly.
- 10. Acceptable Washer Drain: In wall

Protection Home Inspection

Ky 411.278

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 underlying contract signed by the client.

(2) The notice required by this section shall be in substantially 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 DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE HOME INSPECTOR. THERE ARE STRICT DEADLINES 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 client as required by this section.

Effective: July 13, 2004

History: Created 2004 Ky. Acts ch. 109, 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.

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

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.

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

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

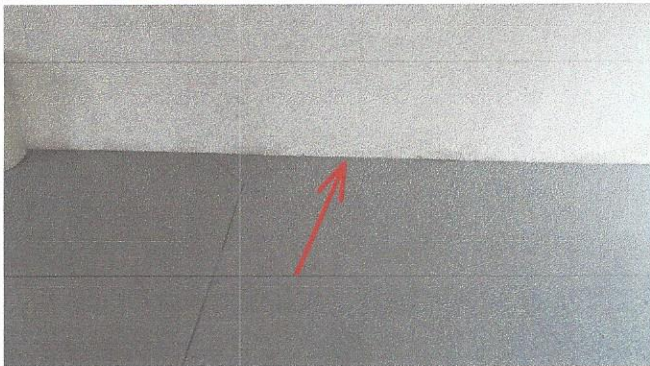
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Window Screens: Vinyl mesh - Several damaged screens are noted.

Garage/Carport

2. Side of house Garage Walls: Drywall - The drywall should be cut away from the floor 1/2 - 3/4" to avoid water contact.



Fireplace/Wood Stove

3. Family room Fireplace Gas Log Did not light - Ask that the fireplace be in working order prior to closing.

Kitchen

4. First floor - rear- Kitchen Windows: Wood - I could not open. appear to be painted shut.

Kitchen (Continued)



5. Basement Kitchen Disposal: In-Sinkerator - The unit is rusted shut from lack of use. Repair is needed.



Bedroom

6. 2nd floor master Bedroom Windows: Wood - One marked do not open.

Protection Home Inspection

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Prepared for: .
4684 Manorlake Dr.

Bedroom (Continued)



7. Rear center Bedroom Closet: Built in - The closet doors are present but not hung.



Living Space

8. 2nd fl hall Living Space Handrail Wood - Then handrails at the rear steps to the second floor are loose and need repair.



Marginal Summary (Continued)

9. Mud room Living Space Ceiling fan Wobbles - Balancing needed.



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. Basement Stairwell: Concrete. **The stairwell walls lack weep holes.**



2. Grading: Negative at the front of the house - Maintain a 6-10% slope away from the house for 10 Feet. 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.

Exterior Surface and Components

3. Front of house, Lower section Exterior Surface

Lintels Steel - The lintels lack weep holes and flashing. Not done to "best building practices" or a "Standard Of Practice ". Lintels should be kept well painted.



Protection Home Inspection

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Prepared for: .
4684 Manorlake Dr.

Defective Summary (Continued)

4. Front of house, Lower section Exterior Surface

Sills Brick - Not done to "best building practices" or a "Standard Of Practice", The sills are not properly sloped. The sills lack weep holes and flashing.



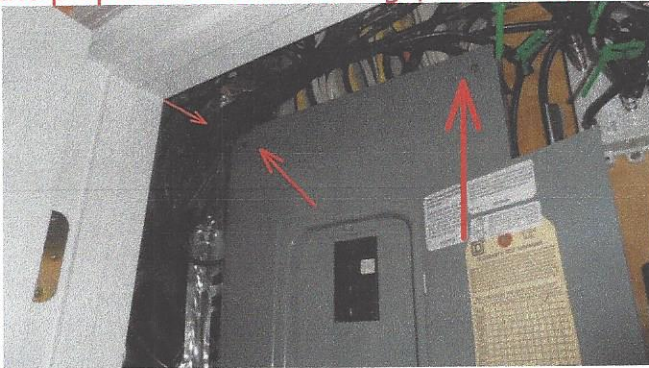
5. Upper section Exterior Surface Type: Vinyl siding

6. Door Bell: Not working - Repairs are required.

Electrical

7. Basement Workout room Electric Panel

Manufacturer: Square D - Screws are missing at the panel front. The service panel access lacks the proper clearances 78" high, 30" wide, 36" deep



Not Inspected Summary

Exterior Surface and Components

1. Low voltage yard lights Low voltage yard lights are not part of this evaluation

Electrical

2. Service: Underground - The electrical service for the home is underground from the street. The underground cable is not visible to be inspected.
I recommend underground line insurance- Some lines fail and can be expensive to replace.

Structure

3. Foundation: Concrete - The walls are finished and the foundation can't be seen.
4. Beams: Not visible

Air Conditioning

5. Side of house AC System A/C System Operation: The listing agent requests that the thermostat not be changed. Since the unit could not be tested, a professional in the HVAC field should test both the A/c and heating, certifying both of them.

Heating System

6. Basement Heating System Heating System Operation: Forced air - I was asked not to reset the thermostat. Therefore a professional in the field should certify the HVAC system.
7. Basement Heating System Heat Exchanger: Isn't visible/ closed unit
8. Basement Heating System Draft Control: working
9. Basement Heating System Controls: Limit switch
10. Basement Heating System Humidifier: Aprilaire - Humidifiers require yearly service due to the calcium and lime in our water.

Plumbing

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

Protection Home Inspection

Budget to Install Summary

Roof

1. Gutters: Aluminum - Budget to install leaf guards.

Electrical

2. Carbon Monoxide Alarm Budget to install

Basement

3. Finished area Basement Dehumidifier Present - Budget to install a dehumidifier in the basement. I suggest that it be set at 35% in the summer and 40% in the winter
4. Finished area Basement Sump Pump: Submerged - I recommend the installation of a battery backup system or a water pressure siphon system.

Laundry Room/Area

5. 1st floor Laundry Room/Area Washer Hose Bib: Push/Pull - Recommend steel flex washer hoses and a washer pan under the washer

Protection Home Inspection

Budget To replace Summary

Plumbing

1. Basement Water Heater Drip Pan None - When replacing the hot water heater consider installing a drip pan.

Protection Home Inspection

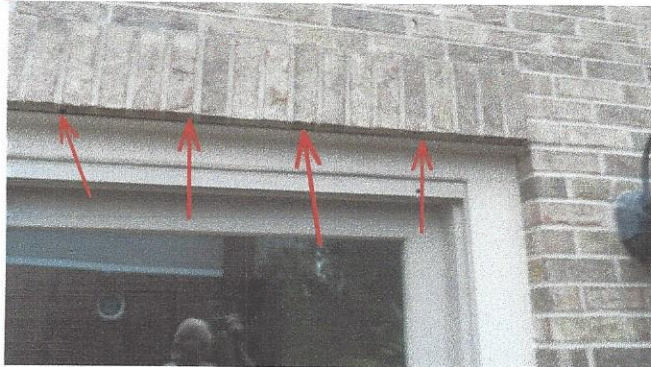
Budget to Perform Summary

Lots and Grounds

1. Vegetation: Trim bushes and shrubbery from the house 4-6" - Keep shrubs trimmed 4-6" away from the house.
2. Grading: Negative at the front of the house - Maintain a 6-10% slope away from the house for 10 Feet. 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. Bsmt. Stairwell Drain: Metal - Keep free of debris.
4. Exterior Surface Drain: Metal - Keep free of debris.

Exterior Surface and Components

5. Front of house, Lower section Exterior Surface Type: Brick veneer - I recommend that all brick be water sealed as preventive maintenance / not repair . Weep holes are required in brickwork. A qualified masonry contractor should make needed repairs
6. Front of house, Lower section Exterior Surface
Lintels Steel - The lintels lack weep holes and flashing. Not done to "best building practices" or a "Standard Of Practice ". Lintels should be kept well painted.



7. Exterior Door Locks Operating - Re-key all locks upon occupancy of the property.
8. Hose Bibs: Front and rear - Protect the hose bibb from freezing.
9. Utility usage Check with utility companies - Check the utility usage on the property prior to commitment.

Roof

10. Under Ground Drainage Lines Not Seen - If you have a concern about the lines , I recommend that they be scoped prior to commitment. Mainline inspections Pat Hooper 513-349-3357

Protection Home Inspection

Budget to Perform Summary (Continued)

Electrical

11. Service: Underground - The electrical service for the home is underground from the street. The underground cable is not visible to be inspected.
I recommend underground line insurance- Some lines fail and can be expensive to replace.
12. Smoke Detectors: Present - Replace batteries and test the smoke alarm units every 6 months

Basement

13. Finished area Basement HVAC Source: Forced Air - It is very important to heat , cool, and dehumidify the basement.

Air Conditioning

14. Blower Fan/Filters: Direct drive / disposable - Check and change the furnace filter every 30 days

Fireplace/Wood Stove

15. Family room Fireplace Flue: Clay - Recommend clean/inspect and repair prior to commitment
16. Family room Fireplace Damper: Rotary - I recommend damper be permanently open if installing or using a gas fireplace. Install glass doors to stop heat loss.



Heating System

17. Basement Heating System Blower Fan/Filter: Direct drive / disposable - Check and change the furnace filter every 30 days
18. Basement Heating System Humidifier: Aprilaire - Humidifiers require yearly service due to the calcium and lime in our water.

Plumbing

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