

Pro-Tech Inspection Services, Inc.

22:39 January 10, 2008

Definitions

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

F Functional	Functional with no obvious signs of defect.
NP Not Present	Item not present or not found.
NI Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M Marginal	Item is not fully functional and requires repair or servicing.
D Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address Sample Report
City Louisville **State** KY **Zip**

Client Information

Client Name Your Family
Client Address
City State Zip
Phone
Client E-mail
Selling Agent <http://www.louisvillerealtors.com/aboutus.shtml>
Listing Agent <http://www.louisvillerealtors.com/aboutus.shtml>

Inspection Company

Inspector Name David Waggoner HI#2025
Company Name Pro-Tech Inspection Services, Inc.
Company Address 3223 Mid Dale Lane
City Louisville **State** KY **Zip** 40220
Phone 458-5765 **Fax** 458-5765
File Number 20714
Amount Received \$\$\$\$

Conditions

Others Present	Property Occupied Yes
Estimated Age 40+ (Remodled)	
Inspection Date 3/23/07	
Start Time 2:00 PM	End Time 5:00 PM
Electric On <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas/Oil On <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water On <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Temperature 62 degrees	
Weather Cloudy	Soil Conditions Dry
Space Below Grade N/A Slab	
Building Type Single family	Garage N/A
Sewage Disposal City	
Water Source City	

Client: Your Family

Sample Report

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Kitchen

F N P N I M D

Rt. Rear Kitchen

1. **Cooking Appliances:** Kenmore
2. **Microwave:** Sharp
3. **Ventilator:** Recirculating
4. **Dishwasher:** Kenmore
5. **Air Gap Present?** Yes No
6. **Sink:** Stainless steel
7. **Plumbing/Fixtures:** Standard dual handle faucet
8. **Electrical:** 110 V outlets and lighting circuits - GFI protected Outlet right of sink remains hot when tripped.
9. **GFI Protected?** Yes No
10. **Counter Tops:** Formica
11. **Cabinets:** Wood
12. **Doors:** Sliding patio door
13. **Walls:** Drywall
14. **Windows:** Double hung
15. **Floor:** Vinyl floor covering
16. **Ceiling:** Drywall - Textured
17. **HVAC Source:** Forced Air

Living Space

F N P N I M D

Living Room/Dining Rm/Hall Living Space

1. **Doors:** Wood
 2. **Walls:** Drywall - Painted
 3. **Windows:** Non-opening
 4. **Ceiling:** Drywall
 5. **Floor:** Wood/Carpet
 6. **Electrical:** 110 V outlets and lighting circuits - Three-way switch for hall light not operating correctly.
 7. **HVAC Source:** Forced Air
- ### Family Room Living Space
8. **Doors:** Sliding patio door
 9. **Walls:** Wood Paneling
 10. **Windows:** Double hung
 11. **Ceiling:** Drywall - Textured
 12. **Floor:** Carpet
 13. **Electrical:** 110 V outlets and lighting circuits
 14. **HVAC Source:** Forced Air

Client: Your Family

Sample Report

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Fireplace/Wood Stove

F N P N I M D

Bedroom

F N P N I M D

Left Rear- Master Bedroom

1. **Doors:** Wood
2. **Walls:** Drywall
3. **Windows:** Double hung
4. **Floor:** Carpet
5. **Ceiling:** Drywall
6. **Closet:** Single
7. **Electrical:** 110 V outlets and lighting circuits
8. **HVAC Source:** Forced Air

Left Front Bedroom

9. **Doors:** Wood
10. **Walls:** Drywall
11. **Windows:** Double hung - Unable to open for evaluation due to being stuck
12. **Floor:** Carpet
13. **Ceiling:** Drywall
14. **Closet:** Single
15. **Electrical:** 110 V outlets and lighting circuits
16. **HVAC Source:** Forced Air

Front Center Bedroom

17. **Doors:** Wood
18. **Walls:** Drywall
19. **Windows:** Double hung
20. **Floor:** Carpet
21. **Ceiling:** Drywall
22. **Closet:** Single
23. **Electrical:** 110 V outlets and lighting circuits
24. **HVAC Source:** Forced Air

Bathroom

F N P N I M D

Hall Bathroom

1. **Doors:** Wood
2. **Walls:** Drywall
3. **Windows:** Double hung
4. **Ceiling:** Drywall
5. **Floor:** Tile
6. **Electrical:** 110 V outlets and lighting circuits
7. **GFI Protected?** Yes No
8. **Counter/Cabinet:** Composite and wood
9. **Sink/Basin:** Single bowl
10. **Faucets/Traps:** Standard dual handle faucet - Sink stopper is broken off under sink at connection to drain.
11. **Tub/Surround:** Steel tub and Tile walls
12. **Toilets:** Kohler
13. **HVAC Source:** Forced Air

Master Bathroom

14. **Doors:** Wood
15. **Walls:** Drywall - Painted - Tile

Client: Your Family

Sample Report

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Bathroom (continued)

- 16. **Ceiling:** Drywall - Textured
- 17. **Floor:** Tile
- 18. **Electrical:** 110 V outlets and lighting circuits
- 19. **GFI Protected?** Yes No
- 20. **Counter/Cabinet:** Composite and wood
- 21. **Sink/Basin:** Double bowl
- 22. **Faucets/Traps:** Standard dual handle faucet
- 23. **Tub/Surround:** Steel tub and Tile walls
- 24. **Shower/Surround:** Tile
- 25. **Toilets:** Kohler
- 26. **HVAC Source:** Forced Air
- 27. **Ventilation:** Electric ventilation fan

Basement

Special Note: It is possible for any basement or crawl space to develop water problems due to conditions that are undetectable at the time of the inspection such as ground water elevation during heavy rains, underground springs, and sewer related flooding. Mold/fungus growth may develop in areas that are damp and unventilated.

F N P N I M D

Entire Structure Basement

- 1. **Limited View Due to:** Wall coverings and Storage
- 2. **Doors:** Wood
- 3. **Walls:** Drywall - Painted , over Concrete
- 4. **Windows:** Steel Frame - Pivot in
- 5. **Ceiling:** Suspended
- 6. **Floors:** Carpet/Concrete
- 7. **Electrical:** 110 V outlets and lighting circuits
- 8. **HVAC Source:** Forced Air
- 9. **Insulation:**
- 10. **Moisture Location:**

Structure

F N P N I M D

- 1. **Structure Type:** Wood frame
- 2. **Foundation:** Concrete
- 3. **Beams:** Steel I-Beam
- 4. **Bearing Walls:** Frame
- 5. **Joists/Trusses:** Standard Frame Construction
- 6. **Subfloor:** Plywood
- 7. **Piers/Posts:** Steel posts
- 8. **Floor/Slab:** Poured slab, partially covered - No visible signs of defects.
- 9. **Stairs/Handrails:** Wood Stairs - No Handrail provided to basement.

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Attic

Attic access openings are accessible if dimensions are a minimum 22" X 30". Inspection of attic spaces will be limited to those areas that can safely be entered and are provided with adequate walk boards or flooring. Inspections of attic spaces are limited due to conditions related to design and construction. Mold/fungus growth may develop in areas that are damp and unventilated.

F N P N I M D

Main Attic Area Attic

1. **Access Location:** Hall Access
2. **Method of Inspection:** In the attic
3. **Limited View Due to:** Design and Construction
4. **Roof Framing:** Rafters
5. **Sheathing:** Plywood
6. **Ventilation:** Power Vented - Power vent fan not operable
7. **Insulation:** Blown in - Insulation missing from areas of the attic above conditioned spaces.
8. **Insulation Depth:** 3" - Recommend additional insulation.
9. **Attic Fan:** Direct drive - Not operable and electric circuit improperly spliced.
10. **Wiring/Lighting:** Branch circuit wiring - Improper wire splice, supplying attic fan.

Heating System

The heating system(s) may not be tested if the temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The operating status of the heating system can change over a period of time. To assure the operating status of the heating system has not changed since the date of inspection, we recommend annual service and cleaning of all HVAC systems prior to their seasonal use.

Cracks in furnace heat exchangers may occur at any time without warning, possibly allowing Carbon Monoxide to enter the home. Pro-Tech Inspection Services will inspect for visible defects in areas that do not require dismantling any equipment. As an additional service and an extra precaution, we will perform a carbon monoxide test with an electronic detector.

Heat pumps will be operated in their current season operating mode setting only. Due to the possibility of damaging the equipment we are not able to operate heat pumps in both modes at the time of the inspection.

F N P N I M D

Hall Heating System

1. **Heating System Condition:** Functional at time of Inspection - Electronic air cleaner is not operating and is in need of replacement screens. Entire system is extremely dirty. Recommend HVAC contractor clean and service entire system.
2. **Manufacturer:** Lesco
3. **Type:** Forced air
4. **Fuel Type:** Natural gas
5. **Distribution:** Metal duct
6. **Heat Exchanger:** 3 Burner
7. **Blower Fan/Filter:** Direct drive with electronic filter
8. **Filter Size:** Electronic
9. **Appliance venting:** Power vented exhaust system
10. **Flue Pipe:** Single wall

Client: Your Family

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Air Conditioning

Central air conditioning systems will not be operated unless the outside temperature has been above 65 degrees F for at least 72 hours prior to the inspection.

Heat pumps will be operated in their current season operating mode setting only. Due to the possibility of damaging the equipment we are not able to operate heat pumps in both modes at the time of the inspection.

F N P N I M D

Exterior AC System

1. **Manufacturer:** Carrier
2. **Type:** Central A/C **Temperature Differential:** Not tested
3. **A/C System Condition:** Not Tested due to current temperature - Insulation missing or damaged on exterior sections of refrigerant line from condensing unit. Recommend replacing. Plastic condensation line cracked at connection from drain pan.
4. **Condensate Removal:** PVC
5. **Electrical Disconnect:** Pull disconnect

Plumbing

Evaluation of the properties plumbing system is limited to exposed piping and systems in accessible areas. Buried or concealed piping in walls and under slabs or other concealed areas are not within the scope of this inspection.

To check for proper drainage, water has been flowed from the highest serviceable point at the time of the inspection for approximately 30 minutes

F N P N I M D

1. **Main Water Shutoff:** At Water Heater
 2. **Service Line:** Copper
 3. **Supply Lines:** Copper
 4. **Drain Waste/Vent Pipes:** PVC, cast iron and galvanized
 5. **Gas Service Lines:** Black Pipe
 6. **Gas Meter:** Exterior surface mount **Main Gas Valve** At exterior meter
- ### Hall Water Heater
7. **Water Heater Condition:** Functional at time of inspection - Pressure relief valve not properly piped. Discharge pipe not correct size.
 8. **Manufacturer:** A.O. Smith
 9. **Type:** Natural gas **Capacity:** 50 gallons
 10. **Flue Pipe:** Single wall to chimney flue
 11. **TPRV and Drain Tube:** Copper

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Laundry Room/Area

F N P N I M D

Kitchen Laundry Room/Area

1. **Electrical:** 110 V outlets and lighting circuits
2. **Washer and Dryer Electrical:** 110-240 VAC
3. **Washer Hose Bib:** Rotary
4. **Washer Drain:** Wall mounted drain
5. **Dryer Vent:** Rigid metal to Exterior

Electrical

A representative number of accessible switches and receptacles are tested to determine proper wiring methods, operation and safety. This is a limited evaluation of the electrical distribution system. It is recommended that any concealed or inaccessible outlets be tested prior to their use.

F N P N I M D

1. **Service Size Amps:** 150 **Volts:** 110-240 VAC
2. **Service:** Copper
3. **110 VAC Branch Circuits:** Copper
4. **220 VAC Branch Circuits:** Copper
5. **Conductor Type:** Non-metallic sheathed cable
6. **GFI Protection:** Limited protection at receptacles
7. **Ground:** Plumbing ground only.
8. **Smoke Detectors:** Near Bedrooms - Refer to local smoke detector ordinance for proper type and locations required.

Garage Electric Panel

9. **Manufacturer:** Cutler-Hammer
10. **Panel Condition** Functional at time of inspection
11. **Max Capacity:** 150 Amps
12. **Main Breaker Size:** 150 Amps
13. **Breakers:** Standard

Exterior Surface and Components

F N P N I M D

Entire structure Exterior Surface

1. **Type:** Brick veneer
2. **Trim:** Wood/Aluminum coverd
3. **Fascia:** Wood/Aluminum coverd
4. **Soffits:** Vinyl
5. **Entry Doors:** Wood
6. **Patio Door:** Sliding
7. **Windows:** Double hung
8. **Exterior Lighting:** Surface mount
9. **Exterior Electric Outlets:** 110 VAC - GFI not tripping on rear exterior electric outlet.
10. **GFI Protection** Yes No
11. **Hose Bibs:** Rotary

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Lots and Grounds

- F N P N I M D
- Walks:** Concrete
 - Steps/Stoops:** Concrete/Treated Wood
 - Porch:** Concrete
 - Driveway:** Asphalt
 - Deck:** Treated wood - Joist hangers needed for all deck joist not supported by ledger board or hangers
 - Patio:** Concrete
 - Vegetation:** Normal growth - Shrubbery over grown and in contact with the structure at the left rear corner.
 - Grading:** Flat

Roof

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Evaluations will be limited where roof surface is not readily accessible.

F N P N I M D

Entire Structure Roof Surface

- Method of Inspection:** Roof Surface
- Type:** Hip
- Approx Age:** Unknown
- Material:** Asphalt/Fiberglass
- Flashing:** Metal
- Valleys:** Shingle
- Gutters:** Aluminum
- Downspouts:** Aluminum
- Leader/Extension:** Splash blocks/Extension tubes

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Sample Report

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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.

Kitchen

Rt. Rear - Kitchen - Electrical: 110 V outlets and lighting circuits - GFI protected Outlet right of sink remains hot when tripped.

Living Space

Living Room/Dining Rm/Hall - Living Space - Electrical: 110 V outlets and lighting circuits - Three-way switch for hall light not operating correctly.

Bedroom

Left Front - Bedroom - Windows: Double hung - Unable to open for evaluation due to being stuck

Bathroom

Hall - Bathroom - Faucets/Traps: Standard dual handle faucet - Sink stopper is broken off under sink at connection to drain.

Structure

Stairs/Handrails: Wood Stairs - No Handrail provided to basement.

Attic

Main Attic Area - Attic - Ventilation: Power Vented - Power vent fan not operable

Main Attic Area - Attic - Insulation: Blown in - Insulation missing from areas of the attic above conditioned spaces.

Main Attic Area - Attic - Insulation Depth: 3" - Recommend additional insulation.

Main Attic Area - Attic - Attic Fan: Direct drive - Not operable and electric circuit improperly spliced.

Main Attic Area - Attic - Wiring/Lighting: Branch circuit wiring - Improper wire splice, supplying attic fan.

Heating System

Hall - Heating System - Heating System Condition: Functional at time of Inspection - Electronic air cleaner is not operating and is in need of replacement screens. Entire system is extremely dirty. Recommend HVAC contractor clean and service entire system.

Air Conditioning

Exterior - AC System - A/C System Condition: Not Tested due to current temperature - Insulation missing or damaged on exterior sections of refrigerant line from condensing unit. Recommend replacing. Plastic condensation line cracked at connection from drain pan.

Plumbing

Hall - Water Heater - Water Heater Condition: Functional at time of inspection - Pressure relief valve not properly piped. Discharge pipe not correct size.

Electrical

Smoke Detectors: Near Bedrooms - Refer to local smoke detector ordinance for proper type and locations required.

Exterior Surface and Components

Exterior Electric Outlets: 110 VAC - GFI not tripping on rear exterior electric outlet.

Lots and Grounds

Deck: Treated wood - Joist hangers needed for all deck joist not supported by ledger board or hangers

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Sample Report

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Marginal (continued)

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Vegetation: Normal growth - Shrubbery over grown and in contact with the structure at the left rear corner.