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Home Inspection Report



Sample Address
Columbus, OH 43000



Major Concern Summary

This section of the Summary lists the Major Concerns only and is not the entire report. The complete report may contain additional information and should be read in full by the client.

Basement

1. Main Basement Sump Pump: Submerged : - Inoperative at time of inspection, needs replaced.



Plumbing

2. Drain Pipes: PVC : - An unfinished drain needs completed. This serves the second floor washer drain pan.





Minor Concern Summary

This section of the Summary lists the Minor Concerns only and is not the entire report. The complete report may contain additional information and should be read in full by the client.

Exterior Siding and Components

1. Entry Doors: Metal : - The front door needs to be repainted.



2. Patio Door: Vinyl sliding : - Screen door needs repair - torn screen.

Also, the door lock is missing - needs replaced.



Garage/Carport

3. Attached Garage Service Doors: Metal : - The garage service door needs repaired.



Roof

4. Downspouts: Aluminum : - The two rear downspouts are disconnected from their drains and should be fully re-connected.





Minor Concern Summary (Continued)

Bedroom

5. Master Bedroom Doors: Hollow wood : - The front door is damaged and missing a handle.



Living Space

6. Front entry Living Space Walls: Painted drywall : - A hole in the stairwell wall needs repair.



Laundry Room/Area

7. 2nd Floor Laundry Room/Area Washer Drain: Drain pan : - The plastic drain pan is cracked and should be replaced.





Definitions

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

- Acceptable Functioned as expected for its age at the time of inspection.
- Major Concern Significantly deficient that requires immediate attention, preferably by a licensed professional contractor and possibly at considerable expense.
- Minor Concern Did not function as expected for its age at the time of inspection due to damage, improper modifications and/or neglect. Minor repairs/maintenance/improvements are needed now or in the near future.
- Safety Issue An unsafe condition that requires prompt attention.
- Not Inspected Item could not be inspected due to safety concerns or was inaccessible, disconnected, lack of power, etc.
- Not Present Item was not present, not found, missing or removed.

Company Information

Company Name Nick Sung Engineering, LLC
Company Address 7457 Bloomfield Place
City Dublin State OH Zip 43016

General Information

Property Information

Property Address Sample Address
City Columbus State OH Zip 43000
Referring Realtor Realtor Realtor E-Mail

Client Information

Client Name Sample Client
Client Address XX Main St.
City Columbus State OH Zip 43000

Inspection Company

Inspector Name Nick Sung, P.E.
File Name Sample Report

Conditions

Others Present Buyer Property Occupancy Vacant
Estimated Age 5 years old Entrance Faces West
Inspection Date XX/XX/2009
Start Time 4:00 PM End Time 6:30 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 80
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection



General Information (Continued)

Additions/Modifications N/A

Lots and Grounds

Exterior drainage conditions greatly affect water seepage into basement/crawlspace areas as well as the structural stability of the foundation. In general, the water that seeps through a foundation must originate from the outside. Therefore, maintaining good drainage around the outside of the house is the best way to minimize interior seepage and to insure structural stability. Keeping the gutter/downspout/drain system clean and functioning at all times and regrading of low areas or places where the ground slopes toward the building are most important to maintain a dry and structurally sound foundation. Please consult the "Wet Basements and Crawlspaces" flyer included in your inspection report folder for more information.

- Acceptable Driveway: Asphalt
- Acceptable Walks: Concrete
- Acceptable Steps/Stoops: Concrete
- Acceptable Front Porch: Concrete
- Acceptable Deck: Treated wood - unstained
- Acceptable Grading: Minor slope
- Acceptable Swale: Adequate slope and depth for drainage
- Acceptable Vegetation: Grass
- Acceptable Window Wells: Metal wells

Exterior Siding and Components

Front Exterior Siding and Components

- Acceptable Type: Brick
- All four sides Exterior Surface
- Acceptable Type: Vinyl siding
- Acceptable Trim: Vinyl
- Acceptable Fascia: Vinyl
- Acceptable Soffits: Aluminum
- Acceptable Door Bell: Hard wired
- Minor Concern Entry Doors: Metal : - The front door needs to be repainted.





Exterior Siding and Components (Continued)

Minor Concern Patio Door: Vinyl sliding : - Screen door needs repair - torn screen.

Also, the door lock is missing - needs replaced.



- Acceptable Window Screens: Vinyl mesh
- Acceptable Basement Windows: Vinyl Awning
- Acceptable Exterior Lighting: Surface mounted lamps front and rear
- Acceptable Exterior Electric Outlets: 110 VAC GFCI
- Acceptable Hose Bibs: Gate
- Acceptable Gas Meter: Exterior surface mount at right side of building.
- Acceptable Main Gas Valve: Located at gas meter

Garage/Carport

Attached Garage/Carport

- Type of Structure: Attached Car Spaces: 2
- Acceptable Garage Doors: Aluminum
- Acceptable Door Operation: Manual
- Minor Concern Service Doors: Metal : - The garage service door needs repainted.



- Acceptable Ceiling: Painted drywall
- Acceptable Walls: Painted drywall
- Acceptable Floor/Foundation: Poured concrete slab
- Acceptable Electrical: 110 VAC GFCI

Attic

For good energy efficiency, a minimum of 6 inches of attic insulation is suggested. However, modern recommendations of R30 - R40 can exceed 12 -16 inches in new construction. Also, attic ventilation is very important for the health of all homes and its occupants. For more information about attic ventilation, please consult the "Mold and Mildew" handout included in your inspection report folder.



Attic (Continued)

Main Attic

Method of Inspection: From the attic access

- Acceptable Unable to Inspect: 15% : - Insulation, Configuration of roof lines
- Acceptable Roof Framing: 2x4 Truss
- Acceptable Sheathing: Oriented strand board (OSB)
- Acceptable Ventilation: Ridge and soffit vents
- Acceptable Insulation: Loose fiberglass (blown-in)
- Acceptable Insulation Depth: 12"
- Acceptable Moisture Penetration: No signs of water penetration in the attic
- Acceptable Bathroom Fan Venting: Electric fan

Roof

Because roofs are long-lived components, determining the current age and remaining life of any roof is an estimation based on experience. Standard asphalt shingles generally last 15-20 years while newer "dimensional" shingles can come with 30-40 year warranties. Older roofs can deteriorate rapidly without showing previous signs. Also, checking roofs for storm (hail or wind) damage is a specialty best reserved for professional roofers.

Main Roof

Method of Inspection: Walked on entire roof

- Acceptable Unable to Inspect: 0%
- Acceptable Material: Dimensional (architectural-grade) asphalt shingle
- Type: Gable
- Approximate Age: Original
- Acceptable Flashing: Aluminum
- Acceptable Valleys: Preformed metal
- Acceptable Plumbing Vents: PVC
- Acceptable Electrical Mast: Underground utilities
- Acceptable Gutters: Aluminum
- Minor Concern Downspouts: Aluminum : - The two rear downspouts are disconnected from their drains and should be fully re-connected.



- Acceptable Drains/Extensions: Underground piping

Rear Roof

- Acceptable Chimney: Vinyl sided wood-frame structure
- Acceptable Flue/Flue Cap: Metal surface mount direct vent
- Acceptable Chimney Flashing: Aluminum



Structure

Acceptable	Structure Type: Wood frame
Acceptable	Foundation: Cinder block
Acceptable	Differential Movement: No movement or displacement noted
Acceptable	Beams: Steel I-Beam
Acceptable	Bearing Walls: Block, Frame
Acceptable	Joists/Trusses: 2x4 wood trusses
Acceptable	Piers/Posts: Poured piers and steel posts
Acceptable	Floor/Slab: Poured concrete slab
Acceptable	Subfloor: Oriented strand board (OSB)

Basement

Main Basement

Acceptable	Unable to Inspect: 0%
Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Exposed cinder block
Acceptable	Floor: Poured concrete slab
Acceptable	Floor Drain: Surface drain
Acceptable	Windows: Vinyl awning
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Smoke Detector: Hard wired with battery back up
Acceptable	HVAC Source: Air exchange ventilation
Major Concern	Sump Pump: Submerged : - Inoperative at time of inspection, needs replaced.



Acceptable	Moisture Location: Minor stains only
Acceptable	Basement Stairs/Railings: Wood stairs with wood handrails



Air Conditioning

In general, most modern air conditioners have a life-span of approximately 15 years. Because heat pumps work during both the winter and summer, 10-12 years is more common. Regular maintenance can extend their useful lives by several years. Annual cleanings are recommended and are not expensive. For more information, consult Chapter 3 of the "BASIC HOME SYSTEMS" booklet included in your inspection report folder.

Main Air Conditioning

Acceptable A/C System Operation: Functional
 Acceptable Condensate Removal: PVC
 Acceptable Exterior Unit: Pad mounted
 Manufacturer: Trane
 Area Served: Whole building Approximate Age: 2004
 Type: Central A/C Capacity: 3 Ton
 Acceptable Visible Coil: Copper core with aluminum fins
 Acceptable Refrigerant Lines: Suction line and liquid line
 Acceptable Electrical Disconnect: Breaker disconnect

Heating System

In general, most standard modern gas furnaces can function for 20-30+ years. However, please be aware that the heat exchanger (which is the central and most critical part of a hot air furnace) is not fully evaluated in a standard ASHI home inspection. A conclusive evaluation of the heat exchanger can only be done by a heating contractor, either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air. Annual maintenance/cleanings are recommended and are not expensive. For more information, consult Chapter 3 of the "BASIC HOME SYSTEMS" booklet included in your inspection report folder.

Basement Heating System

Acceptable Heating System Operation: Adequate
 Manufacturer: Trane
 Type: Forced air Capacity: 100,000 BTU
 Area Served: Whole building Approximate Age: 2004
 Fuel Type: Natural gas
 Acceptable Heat Exchanger: 5 Burner
 Unable to Inspect: 20%
 Acceptable Flue Pipe: Single wall going into double wall
 Acceptable Blower Fan/Filter: Direct drive with disposable filter
 Acceptable Exposed Ductwork: Metal
 Acceptable Thermostats: Individual
 Suspected Asbestos: No



Fireplace/Wood Stove

The National Fire Protection Association (NFPA) recommends a complete and thorough internal and external (Level 2) inspection of all chimneys "upon sale or transfer of property". A CSIA Certified Chimney Sweep is a good source for these types of inspections. It is generally recommended to have a chimney cleaned after one cord of wood is burned.

Family Room Fireplace/Wood Stove

Acceptable Fireplace Construction: Prefab metal

Type: Gas log

Acceptable Fireplace Insert: Standard

Acceptable Smoke Chamber: Metal

Acceptable Hearth: Flush mounted

Electrical

Testing of alarms, timers, low voltage circuits such as doorbells, security, intercoms, speakers, pet containment systems, etc. are not included in a standard ASHI home inspection. Smoke detectors are recommended at least on each floor and modern recommendations include all bedrooms. GFCI circuit breakers are recommended for all "wet" areas such as kitchens, bathrooms, exterior, garage, etc. For more information, consult Chapter 4 of the "BASIC HOME SYSTEMS" booklet included in your inspection report folder.

Service Size Amps: 150 Volts: 110-240 VAC

Acceptable Service: Aluminum

Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Conductor Type: Non-metallic sheathed cable (Romex)

Acceptable Ground: Rod in ground only

Acceptable Smoke Detectors: Hard wired with battery back-up

Basement Electric Panel

Acceptable Manufacturer: Square D

Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 150 Amps

Acceptable Breakers: Copper and Aluminum

Acceptable AFCI: 110 volt

Acceptable GFCI: Bathrooms, Kitchen, Exterior, Garage, Basement

Is the panel bonded? Yes



Bathroom

Master Bathroom

Acceptable Ceiling: Painted drywall
Acceptable Walls: Painted drywall : - Some paint touch-up is needed above the bathtub spout.



Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Acceptable Electrical: 110 VAC
Acceptable Counter/Cabinet: Cultured marble and wood
Acceptable Sink/Basin: Molded dual bowl
Acceptable Faucets/Traps: Double handle faucet, with a PVC trap
Acceptable Tub/Surround: Plastic tub and plastic surround
Acceptable Shower/Surround: Plastic pan and ceramic tile surround
Acceptable Toilets: 1.6 Gallon Tank
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Electric ventilation fan

2nd floor hallway Bathroom

Acceptable Ceiling: Painted drywall
Acceptable Walls: Painted drywall
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Hollow wood
Acceptable Electrical: 110 VAC GFCI
Acceptable Counter/Cabinet: Cultured marble and wood
Acceptable Sink/Basin: Molded single bowl
Acceptable Faucets/Traps: Double handle faucet, with a PVC trap
Acceptable Tub/Surround: Plastic tub and ceramic tile surround
Acceptable Toilets: 1.6 Gallon Tank
Acceptable HVAC Source: Air exchange ventilation
Acceptable Ventilation: Electric ventilation fan

1st floor powder room Bathroom

Acceptable Ceiling: Painted drywall
Acceptable Walls: Painted drywall
Acceptable Floor: Vinyl floor covering
Acceptable Doors: Hollow wood
Acceptable Electrical: 110 VAC GFCI
Acceptable Counter/Cabinet: Cultured marble and wood
Acceptable Sink/Basin: Molded single bowl
Acceptable Faucets/Traps: Double handle faucet, with a PVC trap
Acceptable Toilets: 1.6 Gallon Tank
Acceptable Ventilation: Electric ventilation fan



Plumbing

In general, most modern water heaters come with 5 year warranties with better models increasing to 9 years or more. Well-maintained units can typically serve for twice as long as their warranty periods. Flushing of the tanks is recommended at least once a year. For more information, consult Chapter 5 of the "BASIC HOME SYSTEMS" booklet included in your inspection report folder.

- Acceptable Service Line: ABS
- Acceptable Main Water Shutoff: Basement
- Acceptable Water Lines: PVC
- Major Concern Drain Pipes: PVC : - An unfinished drain needs completed. This serves the second floor washer drain pan.



- Acceptable Service Caps: Accessible
- Acceptable Vent Pipes: PVC
- Acceptable Gas Service Lines: Insulflex
- Basement Plumbing

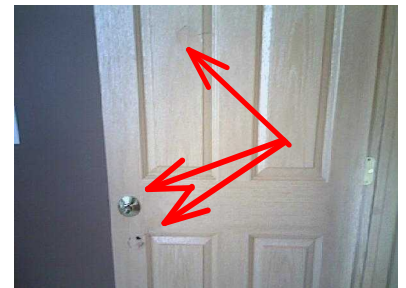
- Acceptable Water Heater Operation: Functional at time of inspection
- Manufacturer: Ruud
- Type: Natural gas Capacity: 40 Gal.
- Approximate Age: 2004 Area Served: Whole building
- Acceptable Flue Pipe: Single wall going into double wall
- Acceptable TPRV and Drain Tube: PVC

Bedroom

Interior living spaces such as bedrooms and living/dining/family rooms are typically judged by their cosmetic appearances. However, in the scope of a standard ASHI home inspection, minor cosmetic flaws are generally not reported.

Master Bedroom

- Acceptable Closet: Walk-in
- Acceptable Ceiling: Painted drywall
- Acceptable Walls: Painted drywall
- Acceptable Floor: Carpet
- Minor Concern Doors: Hollow wood : - The front door is damaged and missing a handle.



- Acceptable Windows: Vinyl double hung



Bedroom (Continued)

Acceptable Electrical: 110 VAC
 Acceptable HVAC Source: Air exchange ventilation
 Acceptable Smoke Detector: Hard wired with battery back up

Rear, center Bedroom

Acceptable Closet: Walk-in
 Acceptable Ceiling: Painted drywall
 Acceptable Walls: Painted drywall
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: 110 VAC
 Acceptable HVAC Source: Air exchange ventilation
 Acceptable Smoke Detector: Hard wired with battery back up

Rear, right Bedroom

Acceptable Closet: Walk-in
 Acceptable Ceiling: Painted drywall
 Acceptable Walls: Painted drywall
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: 110 VAC
 Acceptable HVAC Source: Air exchange ventilation
 Acceptable Smoke Detector: Hard wired with battery back up

Front, right Bedroom

Acceptable Closet: Large walk-in
 Acceptable Ceiling: Painted drywall
 Acceptable Walls: Painted drywall
 Acceptable Floor: Carpet
 Acceptable Doors: Hollow wood
 Acceptable Windows: Vinyl double hung
 Acceptable Electrical: 110 VAC
 Acceptable HVAC Source: Air exchange ventilation
 Acceptable Smoke Detector: Hard wired with battery back up



Living Space

Front entry Living Space

- Acceptable Closet: Single
- Acceptable Ceiling: Painted drywall
- Minor Concern Walls: Painted drywall : - A hole in the stairwell wall needs repair.



- Acceptable Floor: Carpet
- Acceptable Doors: Hollow wood
- Acceptable Windows: Vinyl double hung
- Acceptable Electrical: 110 VAC
- Acceptable HVAC Source: Air exchange ventilation
- Acceptable Smoke Detector: Hard wired with battery back up

Living Room, Dining area Living Space

- Acceptable Ceiling: Painted drywall
- Acceptable Walls: Painted drywall
- Acceptable Floor: Carpet
- Acceptable Windows: Vinyl double hung
- Acceptable Electrical: 110 VAC
- Acceptable HVAC Source: Air exchange ventilation

Family Room Living Space

- Acceptable Ceiling: Painted drywall
- Acceptable Walls: Painted drywall
- Acceptable Floor: Carpet
- Acceptable Windows: Vinyl double hung
- Acceptable Electrical: 110 VAC
- Acceptable HVAC Source: Air exchange ventilation



Kitchen

- 1st Floor Kitchen
- Acceptable Ventilator: Built into over-the-range microwave
 - Acceptable Disposal: In-Sinkerator
 - Acceptable Dishwasher: General Electric
 - Acceptable Microwave: General Electric
 - Acceptable Sink: Stainless Steel
 - Acceptable Electrical: 110 VAC GFCI
 - Acceptable Plumbing/Fixtures: Single handle faucet, with a PVC trap
 - Acceptable Counter Tops: Laminate
 - Acceptable Cabinets: Wood
 - Acceptable Ceiling: Painted drywall
 - Acceptable Walls: Painted drywall
 - Acceptable Floor: Vinyl floor covering
 - Acceptable Windows: Vinyl double hung
 - Acceptable HVAC Source: Air exchange ventilation

Laundry Room/Area

- 2nd Floor Laundry Room/Area
- Acceptable Ceiling: Painted drywall
 - Acceptable Walls: Painted drywall
 - Acceptable Floor: Vinyl floor covering
 - Acceptable Doors: Hollow wood
 - Acceptable Electrical: 110 VAC
 - Acceptable Washer Hose Bib: Ball valves
 - Acceptable Washer and Dryer Electrical: 110-240 VAC
 - Acceptable Dryer Vent: Metal flex
 - Minor Concern Washer Drain: Drain pan : - The plastic drain pan is cracked and should be replaced.



Final Comments

Overall, this home is in generally average condition when compared to others of similar age and construction type. While there are some items needing attention, this is common for all homes.