



Inspection Date

1/16/2007

Inspection Report

Prepared By

W. A. McKnight

2510 White Oak River Road
Maysville, NC 28555
(910) 743-0724

Prepared For:

Sample Report

Property Location

0000 Road
Boro, NC 00000



Inspector's Signature: _____

Date:

Inspector: Bill McKnight

License No: NCHILB #2317

W. A. McKnight

Company Address: 2510 White Oak River Road
Maysville, NC 28555

Company Fax: (910) 743-0724

Company Phone: (910) 743-0724

Company Email: mcknightinspections@netzero.com

GENERAL INFORMATION

Inspection Date: 1/16/2007 Inspector: Bill McKnight Report No.: 2728

Client's Name: Sample Report Phone: (910) 376-7051

Subject Address: 0000 Road
Boro, NC 00000

Address: 000 Street
Spring Lake, NC 28390

| | | |
|--|--|--|
| Main entry faces: <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W | House Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | No. of Bedrooms: 2 |
| Estimated Age Of House: 8 +/- Yrs | Alarm System: Yes | |
| Building Type: <input checked="" type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Row <input type="checkbox"/> Twin <input type="checkbox"/> Condo | # of Baths 1/2 Baths 2 | Utilities: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Oil |
| Stories: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Split-Level <input type="checkbox"/> Entry <input type="checkbox"/> Cape Cod | <input checked="" type="checkbox"/> Garage Garage Type: # of Car Attached 2 | Water Source: <input checked="" type="checkbox"/> On <input type="checkbox"/> Off <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community Well |
| Foundation: <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Combination Basement Options: NONE | | Sewage Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private |
| People Present: <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Other <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Inspector | Weather/Temp: <input type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy 65 ° F Rain Today | |

.1105 GENERAL EXCLUSIONS:

(a) Home inspectors are not required to report on: (1) Life expectancy of any component or system; (2) The causes of the need for a repair; (3) The methods, materials, and costs of corrections; (4) The suitability of the property for any specialized use; (5) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; (6) The market value of the property or its marketability; (7) The advisability or inadvisability of purchase of the property; (8) Any component or system that was not inspected; (9) The presence or absence of pests such as wood damaging organisms, rodents, or insects; or (10) Cosmetic damage, underground items, or items not permanently installed.

(b) Home inspectors are not required to: (1) Offer warranties or guarantees of any kind; (2) Calculate the strength, adequacy, or efficiency of any system or component; (3) Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; (4) Operate any system or component that is shut down or otherwise inoperable; (5) Operate any system or component that does not respond to normal operating controls; (6) Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (7) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; (8) Determine the effectiveness of any system installed to control or remove suspected hazardous substances; (9) Predict future condition, including but not limited to failure of components; (10) Project operating costs of components; (11) Evaluate acoustical characteristics of any system or component; (12) Inspect special equipment or accessories that are not listed as components to be inspected in this Section; or (13) Disturb insulation, except as required in Rule .1114 of this Section.

(c) Home inspectors shall not: (1) Offer or perform any act or service contrary to law; or (2) Offer or perform engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond this section and perform additional inspections beyond those within the scope of the basic inspection.

.1106 Structural

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For
Sample Report

Report #
2728

Ceilings

Condition: Satisfactory Describe: Truss System / Wood

Enter Attics (If Applicable)

Condition: Satisfactory Describe: Entered

Floors

Condition: Satisfactory

Report signs of abnormal or harmful condensation on building components

Condition: Satisfactory Describe: No visible evidence

Report signs of abnormal or harmful water penetration into the building

Condition: Satisfactory Describe: None Visible

Roofs

Condition: Satisfactory Describe: Truss/Wood Frame/Gable

Visible Evidence/Presence of Fungi/Mold

Condition: Satisfactory Describe: None Visible/Not Present

Walls

Condition: Satisfactory Describe: Wall structure not visibly accessible

Foundation

Condition: Present Describe: Poured Concrete

Location: East side Defect: Crack in slab

Implication: Settlement crack

Recommendation: Subsequent Observation by a Qualified Specialist

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: This settlement crack not a problem now. Keep an eye on it to make sure it does not increase in width. If it does, call me.

.1107 Exterior

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For
Sample Report

Report #
2728

Decks, Balconies, Stoops, Steps, Areaways, Porches & Applicable Railings

Condition: Satisfactory

Eaves, Soffits and Fascias

Condition: Satisfactory

Entryway Doors (All)

Condition: Satisfactory

Operate Garage Doors Manually

Condition: Functional

Vegetation, Grading, Drainage, Driveways, Patios and Walkways

Condition: Satisfactory

Windows (Exterior) (Representative Number)

Condition: Satisfactory

Operate all Entryway Doors

Condition: Unsatisfactory

Location: Garage Defect: Overhead door latch needs adjustment, loose bottom seal

Implication: Hard to latch door, weather leaks inder seal

Recommendation: Repair by a Licensed General Contractor

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: I think the door can be repaired and adjusted by an overhead door company with little problem.

Operate all Entryway Doors

Condition: Unsatisfactory

Location: Garage, rear door Defect: Rot and rust on door bottom, trim out of place

Implication: May let water in

Recommendation: Repair by a Licensed General Contractor

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: Cut off the bottom of the trim, attach it to the jam, caulk the bottom of the door.

Wall Cladding

Condition: Unsatisfactory Describe: Pressed Hardboard

Location: Rear and chimney chase Defect: Caulk separation and hole

Implication: Allows water to penetrate unintended areas

Recommendation: Repair by a Licensed General Contractor

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: A little caulk will do the job on both.

The home inspector is not required to inspect: (1) Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; (2) Fences; (3) For the presence of safety glazing in doors and windows; (4) Garage door operator remote control transmitters; (5) Geological conditions; (6) Soil conditions; (7) Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); except as otherwise provided in 11 NCAC 8.1109(d)(5)(F); (8) Detached buildings or structures; or (9) For the presence or condition of buried fuel storage tanks.

.1108 Roofing

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For
Sample Report

Report #
2728

Report Signs of Leaks or Abnormal Condensation on Building Components

Condition: Satisfactory Describe: None Visible

Roof Coverings

Condition: Satisfactory Describe: 3-tab shingle

Roof Drainage Systems & Flashings

Condition: Satisfactory

Skylights, Chimneys & Roof Penetrations

Condition: Satisfactory

Report methods used to inspect roofing

Condition: Unsatisfactory Describe: From the ground with binoculars

Location: Front Defect: Shingle tab out of place

Implication: Roof leaks possible

Recommendation: Repair by a Licensed General Contractor

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: A little "Black Jack" roofing cement will help glue down the tab-do it on a day @70F.

The home inspector is not required to: (1) Walk on the roofing; or (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors.

.1109 Plumbing

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For

Report #

Sample Report

2728

Automatic Safety Controls (Hot Water System)

Condition: Satisfactory

Hot Water System (Normal Operating Controls/Faucets)

Condition: Satisfactory

Interior Drain - Functional Drainage

Condition: Satisfactory

Interior Drain Waste Leaks

Condition: Satisfactory

Interior Drain Waste Traps

Condition: Satisfactory Describe: PVC

Interior Drain, Waste & Vent Piping Supports & Insulation

Condition: Satisfactory

Interior Drain, Waste and Vent Piping

Condition: Satisfactory Describe: Plastic

Interior Water Plumbing Supply and Distribution (Cross Connections)

Condition: Not Present

Interior Water Supply and Distribution (Leaks)

Condition: Not Present

Interior Water Supply and Distribution Piping Materials

Condition: Satisfactory Describe: Copper

Interior Water Supply Fixtures and Faucets

Condition: Satisfactory

Interior Water Supply Functional Flow

Condition: Satisfactory

Interior Water Supply Supports and Insulation

Condition: Satisfactory

Main Shutoff Device (Location)

Condition: Satisfactory Describe: At curb

Operate all Exterior Faucets (Except where the flow end is connected to an appliance)

Condition: Satisfactory

Operate all Plumbing Fixtures

Condition: Satisfactory

Water Heating Equipment (Type)

Condition: Satisfactory Describe: 50 Gallon +/- Electric

The home inspector is not required to: (1) State the effectiveness of anti-siphon devices; (2) Determine whether water supply and waste disposal systems are public or private; (3) Operate automatic safety controls; (4) Operate any valve except water closet flush valves, fixture faucets, and hose faucets; (5) Inspect: (A) Water conditioning systems; (B) Fire and lawn sprinkler systems; (C) On-site water supply quantity and quality; (D) On-site waste disposal systems; (E) Foundation irrigation systems; (F) Bathroom spas, except as to functional flow and functional drainage; (G) Swimming pools; (H) Solar water heating equipment; or (6) Inspect the system for proper sizing, design, or use of proper materials.

.1110 Electrical

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For
Sample Report

Report #
2728

Amperage Rating of the Service

Condition: Satisfactory Describe: 200 Amps

Branch Circuit Conductor Ampacities Compatibility

Condition: Satisfactory

Branch Circuit Conductor Voltage Compatibility

Condition: Satisfactory

Branch Circuit Conductors and their Overcurrent Devices

Condition: Satisfactory

Functionality of accessible Smoke Detectors

Condition: Satisfactory

Operate a Representative #/Lighting Fixtures - Interior/Garage/Exterior Walls

Condition: Satisfactory

Operate a Representative #/Receptacles/Interior/Garage/Exterior Walls

Condition: Satisfactory

Operate a Representative #/Switches/Interior/Garage/Exterior Walls

Condition: Satisfactory

Operate Representative # Installed Ceiling Fans (Interior)

Condition: Satisfactory

Operation of Ground Fault Circuit Interrupters

Condition: Satisfactory Describe: Operating

Polarity of all receptacles in the Garage or Carport and Exterior of inspected structures

Condition: Satisfactory

Service Entrance Conductors

Condition: Satisfactory Describe: Aluminum

Service Equipment, Grounding Equipment, Main Overcurrent Device

Condition: Satisfactory

Service Type (Overhead or Underground)

Condition: Satisfactory Describe: Underground

Voltage Rating of the Service

Condition: Satisfactory Describe: 120/240 Volt

Distribution Panels (Location(s))

Condition: Unsatisfactory

Location: Main panel Defect: Double tap on breaker

Implication: May cause electrical problems

Recommendation: Repair by a Licensed Electrical Contractor

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: There is plenty of room on the panel for another breaker.

Operate a Representative #/Lighting Fixtures - Interior/Garage/Exterior Walls

Condition: Unsatisfactory

Location: Master Bedroom Defect: Ceiling Fixture did not illuminate when switched on

Implication: No light, dark room, hard to see

Recommendation: Repair by a Licensed Electrical Contractor

Requires Repair Requires Susequent Observation Requires Further Investigation By Specialist

Comments: Ceiling Fixture did not illuminate when switched on, try a light bulb first.

The home inspector is not required to: (1) Insert any tool, probe, or testing device inside the panels; (2) Test or operate any overcurrent device except ground fault circuit interrupters; (3) Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or (4) Inspect: (A) Low voltage systems; (B) Security system devices, heat detectors, or carbon monoxide detectors; (C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or (D) Built-in vacuum equipment.

.1111 Heating

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For
Sample Report

Report #
2728

Solid Fuel Heating Devices

Describe:

Not Inspected Reason: Not Applicable

Heat Distribution Fans, Pumps, Ducts, Piping with Supports

Condition: Satisfactory

Heat Distribution Insulation, Air Filters, Registers, Radiators & Convectors

Condition: Satisfactory

Heat Distribution Type

Condition: Satisfactory Describe: Forced Hot Air

Heat Energy Source (Describe)

Condition: Satisfactory Describe: Electric

Heating Equipment

Condition: Satisfactory Describe: Heat Pump

Normal Operating Controls, Automatic Safety Controls

Condition: Satisfactory

Presence of an Installed Heat Source in each room

Condition: Satisfactory Describe: Present

The home inspector is not required to: (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage; (2) Operate automatic safety controls; (3) Ignite or extinguish solid fuel fires; or (4) Inspect: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Humidifiers; (D) Electronic air filters; or (E) The uniformity or adequacy of heat supply to the various rooms.

.1112 Central Air Conditioning

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For

Report #

Sample Report

2728

Operate Systems using Normal Operating Controls

Describe:

Not Inspected Reason: Too cold to operate

On a Freon based heating and cooling system if the heat cycle works the cooling cycle works as well. It would be wise to have pressures checked at some time year unless regular maintenance has been performed already.

Air Conditioning (Energy Source)

Condition: Satisfactory Describe: Electirc

AC Cooling and Air Handling Equipment

Condition: Satisfactory

AC Distribution System Fans, Pumps, Ducts, Piping

Condition: Satisfactory

AC with associated Supports, Dampers, Insulation, Air Filters, Registers & Fan Coil Units

Condition: Satisfactory

Cooling Equipment Type

Condition: Satisfactory Describe: Central Heat Pump

Presence of an Installed Cooling Source in each room

Condition: Satisfactory Describe: Present

The home inspector is not required to: (1) Operate cooling systems when weather conditions or other circumstances may cause equipment damage; (2) Inspect window air conditioners; or (3) Inspect the uniformity or adequacy of cool-air supply to the various room:

.1113 Interiors

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For
Sample Report

Report #
2728

Counters and a Representative # of Built In Cabinets

Condition: Satisfactory

Doors (Interior) (Representative Number)

Condition: Satisfactory

Interior Walls, Ceilings and Floors

Condition: Satisfactory

Operate Interior Windows (Representative Number)

Condition: Satisfactory

Report Signs of Abnormal or Harmful Condensation

Condition: Satisfactory Describe: None Visible

Report Signs of Abnormal or Harmful Water Penetration

Condition: Satisfactory Describe: Not Present

The home inspector is not required to inspect: (1) Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; (2) Carpeting; or (3) Draperies, blinds, or other window treatments.

.1114 Insulation & Ventilation

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For

Report #

Sample Report

2728

Attic Ventilation

Condition: Satisfactory

Kitchen, Bathroom and Laundry Venting Systems

Condition: Satisfactory

.1115 Built-In Kitchen Appliances

North Carolina Standards of Practice

This Confidential Home Inspection Report Is Prepared Exclusively For

Report #

Sample Report

2728

Operate Range(s)

Condition: Satisfactory

Operate Permanently Installed Dishwasher(s) (Normal Cycle)

Condition: Satisfactory

Operate Ventilation Equipment or Range Hood(s)

Condition: Satisfactory

Operate Garbage Disposal(s)

Condition: Satisfactory

The home inspector is not required to operate: (1) Appliances in use; or (2) Any appliance that is shut down or otherwise inoperable.

Inspection Date:

1/16/2007

Summary Section

North Carolina Standards Of Practice

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.

This Confidential Home Inspection Report Is Prepared Exclusively For

Sample Report

Report #

2728

.1106 Structural

Foundation

Location: East side Defect: Crack in slab

Requires Repair Needs Subsequent Observation Warrants Further Investigation

This settlement crack not a problem now. Keep an eye on it to make sure it does not increase in width. If it does, call me.

.1107 Exterior

Operate all Entryway Doors

Location: Garage Defect: Overhead door latch needs adjustment, loose bottom seal

Requires Repair Needs Subsequent Observation Warrants Further Investigation

I think the door can be repaired and adjusted by an overhead door company with little problem.

Operate all Entryway Doors

Location: Garage, rear door Defect: Rot and rust on door bottom, trim out of place

Requires Repair Needs Subsequent Observation Warrants Further Investigation

Cut off the bottom of the trim, attach it to the jam, caulk the bottom of the door.

Wall Cladding

Location: Rear and chimney chase Defect: Caulk separation and hole

Requires Repair Needs Subsequent Observation Warrants Further Investigation

A little caulk will do the job on both.

.1108 Roofing

Report methods used to inspect roofing

Location: Front Defect: Shingle tab out of place

Requires Repair Needs Subsequent Observation Warrants Further Investigation

A little "Black Jack" roofing cement will help glue down the tab-do it on a day @70F.

.1110 Electrical

Distribution Panels (Location(s))

Location: Main panel Defect: Double tap on breaker

Requires Repair Needs Subsequent Observation Warrants Further Investigation

There is plenty of room on the panel for another breaker.

Operate a Representative #/Lighting Fixtures - Interior/Garage/Exterior Walls

Location: Master Bedroom Defect: Ceiling Fixture did not illuminate when switched on

Requires Repair Needs Subsequent Observation Warrants Further Investigation

Ceiling Fixture did not illuminate when switched on, try a light bulb first.

All systems or items in the Summary Section should be evaluated and/or addressed/repared by qualified licensed persons; that is; Licensed Electrical Contractor, Licensed Mechanical Contractor, Licensed Plumbing Contractor or Licensed General Contractor.

Inspector's Signature: _____

Date: _____

Inspector: Bill McKnight

License No: NCHILB #2317

Addendum

Applicant

Sample Report

Applicant's Address

000 Street

Property Address

0000 Road

W. A. McKnight

Report Number: 2728

Location**East side****Comment**

Crack in slab, East side, Settlement crack, not a problem now, keep an eye on it to make sure it does not increase in width.

Garage**Comment**

Overhead door latch needs adjustment, loose bottom seal, Garage, Hard to latch door, weather leaks under seal, Repair by a Licensed General Contractor

Rear garage door**Comment**

Rot and rust on door bottom, trim out of place, Garage, rear door, May let water in, Repair by a Licensed General Contractor, Cut off the bottom of the trim, attach it to the jam, caulk the bottom of the door.

Rear garage door**Comment**

Rot and rust on door bottom, trim out of place, Garage, rear door, May let water in, Repair by a Licensed General Contractor, Cut off the bottom of the trim, attach it to the jam, caulk the bottom of the door.

Location

Rear and chimney chase

Comment



Caulk separation and hole, Rear and chimney chase, Allows water to penetrate unintended areas, a little caulk will do the job.

Rear and chimney chase

Comment



Caulk separation and hole, Rear and chimney chase, Allows water to penetrate unintended areas, a little caulk will do the job.

Main panel

Comment



Double tap on breaker, Main panel, May cause electrical problems, Repair by a Licensed Electrical Contractor. There is plenty of room on the panel for another breaker.