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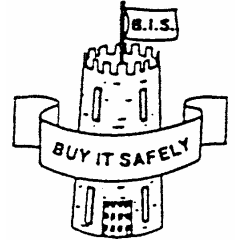
# PAYMENT RECEIPT

BY

**KEITH PEDDIE**

708 East Lake Drive, Greensboro  
North Carolina 27401

Phone: (336) 378 1514 FAX: (336) 272 2699  
e-mail: kpeddie @ netmcr.com WEB:[www.kpeddie.com](http://www.kpeddie.com)



**FEE: \$ 300**

Payment: Paid in full at the inspection.

Thank you!

Address: xxxxxxxxxxxx, Greensboro NC 27403

Date: 10 / xx / 04

Report number: # 10 / xx / 04 / 11 / F

Client: xxxxxxxxxxxx

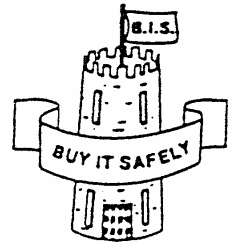
# PROPERTY INSPECTION REPORT

BY

**KEITH PEDDIE**  
**The English Inspector**

708 East Lake Drive, Greensboro  
North Carolina 27401

Phone: (336) 378 1514 FAX: (336) 272 2699  
e-mail: kpeddie @ netmcr.com WEB:



Address: xxxxxxxxxxxx, Greensboro NC 27403

Date: 10 / xx / 04

Report number: # 10 / xx / 04 / 11 / F

Client: xxxxxxxxxxxx

Attended the inspection.

House was furnished and occupied

House built around: 19xx Weather: Today: Warm and dry Recently: Warm and dry

**THIS REPORT IS WRITTEN TO THE STANDARDS OF PRACTICE OF THE NC HOME INSPECTOR LICENSURE BOARD**

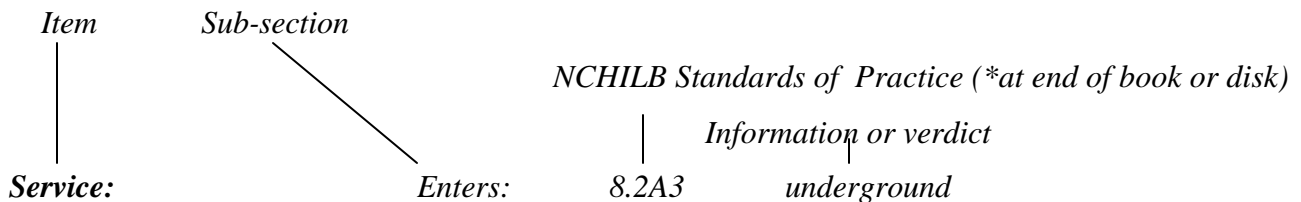
**FORMAT OF THIS REPORT:**

*Each section on pages 3 to 6 of this report describes one aspect of the house. Page 8 et seq. lists any recommended repairs/advice etc. Important repairs and safety issues are grouped together first; cosmetic items, minor repairs and maintenance recommendations, if any, then follow.*

*If you receive the invoice page and the page with my signature on it and all the numbered pages in between, then you have the full report.*

**UNDERSTANDING THE FOLLOWING INFORMATIONAL SECTION OF THE REPORT:**

As an example only -



*\* These Standards were revised as of July 1 2000 but not substantially so. A number shows that the information IS required by the Board; no number in this column means that I am giving you this extra information.*

## INDEX TO THIS REPORT:

**Page 3:** Electrical & Plumbing

**Page 5:** Central A/C, Insulation & Structure

**Page 7:** Protocol, Overall opinion and Disclaimer

**Page 4:** Built-in Appliances & Heating

**Page 6:** Exterior & Roof

**Page 8:** Repair section starts

## THE FOLLOWING SECTIONS (PAGES 3 THRU 6) MERELY DESCRIBE THE HOUSE:-

### ELECTRICAL

See 'Your House' Chapter 1.

	<b>Book</b>	<b>SoP</b>	<b>Findings</b>
<b>Service:</b>	Enters: 1.11	8.2A3	overhead.
	Amperage: 1.11.4	8.2A1	100 amps.
	Voltage: 1.11.5	8.2A1	220 volts.
	Service entrance cable and 220 v: 1.11.5	8.2A2	aluminum.
<b>Panels:</b> location of: Primary panel: 1.12		8.2A4	external.
	secondary panel: 1.12	8.2A4	not applicable.
	Fuses or breakers: 1.11		breakers.
<b>110 volt branch wiring:</b>	1.24	8.2B	totally run in copper.
<b>GFCI outlets:</b>	1.34	8.1F	no such units found.
<b>GFCI breakers:</b>	1.12.32	8.1F	no such units found.
<b>Smoke detector(s):</b>		8.2C	one found.
<b>Door bells:</b>	1.46		installed.

### PLUMBING

See 'Your House' Chapter 2.

	<b>Book</b>	<b>SoP</b>	<b>Findings</b>
<b>Supply:</b> Location/main shut-off valve: 2.13		7.2A4	not found, ask seller..
	Source of supply: 2.13		public supply.
	Pipe made of: 2.14	7.2A1	totally copper .
	Insulation of pipes (as seen): 2.14	7.1A1	none found.
<b>Drainage:</b> Pipes made of: 2.31		7.2A2	mainly iron with some plastic
	Potable/non potable interconnections: 2.29	7.1A5	not found.
	Drain line supports/hangers: 2.35	7.1A1	installed as needed.
<b>Water heating:</b> Equipment: fuel: 2.27		7.1C1	electricity .
	capacity: 2.27		1 @ 40 gallons .

## BUILT-IN APPLIANCES

See 'Your House' Chapter 3.

	Book	SoP	Findings
Permanently installed dishwasher:	3.1	13.1A	not found in this house..
Range, cook top:	3.2	13.1B	ran.
Oven:	3.2	13.1B	ran.
Permanently installed microwave:		13.1F	not found in this house.
Range-hood:	3.23	13.1E	ran.
Jennair-type exhaust:		13.1E	not found in this house.
Garbage disposal:	3.3	13.1D	not found in this house.
Trash compactor:	3.4	13.1C	not found in this house.
Kitchen exhaust equipment:	3.5	13.1E	not found in this house.
Bathroom exhaust equipment:	3.5		not found in this house..

## HEATING

See 'Your House' Chapter 4.1

	Book	SoP	Findings
<b>Fuel source:</b>	41	9.2A1	natural gas.
<b>Equipment:</b>	central:	9.2A2	one furnace .
	inspected:	9.2C	activated.
	any localized:		none found.
<b>Heat distribution:</b>	Type: 41.25	9.2A2	ductwork..
	Medium:	9.2A2	forced air.
	# of zones (individual thermostats):		one.
<b>Filter(s):</b>	Located where?: 41.22		in the furnace.
	Type:		washable/re-usable.
<b>Operation:</b>	Normal controls: 41.16	9.2B	activated.
	If not activated, why not?:		not applicable.
<b>Chimney flues:</b>	How inspected?: 41.7		visually only.
	Construction: 41.18		terra-cotta flue.

## INSULATION

See 'Your House' Chapter 4.3

		<b>Book</b>	<b>SoP</b>	<b>Findings</b>
<b>Attic:</b>	Average depth:	43.2	10.2A	minimal. .
<b>Windows:</b>	type:	43.4		full set of storms.
<b>Crawl-space:</b>		43.3	12.2	none found. .

## STRUCTURAL

See 'Your House' Chapter 5.

		<b>Book</b>	<b>SoP</b>	<b>Findings</b>
<b>Foundation:</b>	House built over:	51.2	4.2A2	crawl-space which was entered.
	Type:	51.2	4.2A1	brick and block.
<b>Drainage solutions employed previously:</b>				
	Under the house:	51.5		none determined .
	Around the house:	51.5		total land drains.
<b>Coverage of moisture barrier:</b>		51.55		none found.
<b>Crawl-spaces:</b>	Foundation vents:	52.15		manual type.
<b>Floors structure:</b>	Type of joists etc:	52.2	4.2A2	wooden floor joists (2" x 10").
	Sub-flooring (if and as seen):	7.4.2	4.2A2	timber boards.
	Piers/support columns:	52.14 1	4.2A4	brick.
	Supports: Girders:	52.21.14	4.2A2	bands and ledger strips.
	Joists: spacing:	52.21.13	4.2A2	16" centers.
	Top floors (if and as seen):		4.2A2	finished wood.
<b>Ceilings:</b>	Covered by:		4.2A5	variously sheet-rock and plaster
<b>Inside Walls:</b>	Type and covering:	7.1	4.2A3	stud and undetermined.

## EXTERNAL

See 'Your House' Chapter 7.

		<b>Book</b>	<b>SoP</b>	<b>Findings</b>
<b>Outside Walls:</b>		7.1	5.2A	stud under masonry and vinyl siding
<b>Windows:</b>	Type:	7.2	5.2A	sash only
<b>Doors:</b>	Garage door: Power opener:	7.3	5.2C	not applicable in this house
<b>Other:</b>	Stairs, stoops, decks etc:	7.4/5	5.1D	concrete.
	Retaining walls:	7.6	5.1F	none found.
	Driveways/paths etc:		5.1F	inspected.

## ROOF

See 'Your House' Chapter 6.

	<b>Book</b>	<b>SoP</b>	<b>Findings</b>
<b>Observed from:</b>	6.1.1	6.2B	the ground.
<b>Description:</b>	Type and structure: 6.1	6.2A	gable only and truss.
	Sheathing and covering: 6.1.23/24	6.1A	tongue-and-groove board. under fiberglass shingles
	Life expectancy before replacement: 6.1.244		between 4 and 6 years.
	Single/double covering: 6.1.242		single.
	Flashing: 6.1.28	6.1C	metal as seen.
<b>Drainage:</b>	Gutters: 6.1.27	6.1B	complete set on all eaves.
	Downspouts: 51.54	6.1B	complete set, on all gutters.
	Ground level: 51.14		land-drain - full set.
<b>Ventilation:</b>	Type: 6.2.4	12.1A	gable-end vents only
	Mechanical vents: 6.1.7	12.1D	none found.
<b>Attic:</b>	How inspected? 6.2		accessed.

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### **END OF INFORMATIONAL SECTION**

The inclusion of the above section is mandated by the NC Home Inspector Licensure Board (NCHLIB), and I have added some items which I think you would be interested in knowing.

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### **REMAINDER OF THE REPORT:**

The NCHLIB also mandates how inspectors must report defects. If an item:-

1. does not function as intended or
2. adversely affects the habitability of the dwelling or
3. appears to warrant further investigation by a specialist or
4. requires subsequent observation,

then that item must be included in a '**Summary Section**'.

If the inspector needs to communicate anything else to the client, those items must be included in a separate section which I name '**Maintenance and Cosmetic**'. There may be no such items and, if so, this section will carry a note to that effect.

**PROTOCOL FOR THESE COMMENT / REPAIR SECTIONS.**

Rather than give complicated directions for the various items which might require repair, I may have used colored stickers to denote their location. This may apply to units such as electrical outlets and light switches, windows, doors etc. which could be tedious to describe. Occasionally, for convenience, I may sticker the few correct items rather than the many incorrect ones, so please read the report first.

*Left and right are always interpreted as looking at the house from the front of the house unless it would be confusing to do so.*

You will usually be able to get more information about the fault or recommendation for repair from the listed section number listed for my book/disk, 'YOUR HOUSE', which you were given.

An estimated cost range of each repair is given **IF** I feel that such a figure would be meaningful. The dollar figure given is merely saying that the repair cost *probably will not exceed* this amount and it may be much less. But it could be more. Whether a cost range is given or not (indicated by a question mark), it is still your responsibility to get a contractor to give a firm estimate before proceeding with the purchase of the house.

**The inspector bears no responsibility for any divergence from these estimates - either way. They are given only as a rough guide to the severity of the damage and likely cost of the repairs.**

**NOTE:** This report is for the client's use only. It is not intended for use by any third party, whether or not the report is sold by the client

**UNDERSTANDING THE FOLLOWING REPAIR SECTIONS OF THE REPORT:**

**As an example only -**

<i>Probable maximum repair cost</i>	<i>Relevant section of 'YOUR HOUSE'</i>	<i>Fault</i>	<i>Comment</i>	<i>Advice</i>
 Less than \$ 50	 1.1	 The overhead supply cable was delaminating.		
		<b>This is both a safety and a convenience issue.</b>		
		Duke will probably do this job at no charge..		

**IMPORTANT NOTICE CONCERNING REPAIRS**

It is not the job of the inspector to prescribe repairs, only to signify the faults that were found. However the report may well indicate the severity of any work and define your options. Such explanation should not encourage amateurs to undertake any work except the most minor jobs; all substantial repairs and renewal must be carried out by licensed professionals and it is upon that understanding that this report is issued and that costs are estimated.

## DISCLAIMER

The following item(s) were not inspected or were inspected less than fully:-

- Roof: The roof was too steep for me to walk on and thus it was inspected visually from the ground only.
- Chimney: The chimney was too high for access and inspection was performed only from the ground.
- Personal effects. The whole house generally was too congested with personal effects for a thorough inspection. Such areas were inspected as best I could.

## INSPECTOR'S OVERALL OPINION OF THE HOUSE

From what could be seen of the house, it appears to be sound with the exceptions noted below.

## INSPECTOR'S SUMMARY OF REPAIRS

<b>Est. Cost</b>	<b>Problem and suggested action.</b>
------------------	--------------------------------------

## ELECTRICAL

- |                  |  |
|------------------|--|
| Advice           | The overhead supply cable was running through vegetation.<br>Such branches could bring down the cable.<br>Cut back or remove branches as necessary.<br>Duke Power may do this at no charge                             |
| Less than \$ 300 | Some of the three-hole receptacles in the house generally were ungrounded,<br>Stickers signify defective units, protect these.<br>This is a safety issue. Check all.<br>An electrician should advise and do this work. |
| Less than \$ 50  | The electric water heater was poorly wired at the top.<br>This is potentially dangerous.<br>Check and repair or replace as necessary.  |

<b>Est. Cost</b>	<b>Problem and suggested action.</b>
Less than \$ 50	Some wiring behind the rear of the house was taped amateurly. This could be dangerous. Make this wiring safe.

## PLUMBING

Less than \$ 100	The drain in the tub in the bathroom was slow. A proper drain is necessary for use. Repair or replace as necessary.
Less than \$ 50	The commode in the master bathroom was slightly unsteady. This is important. Tighten as necessary.

## HEATING/COOLING

?	The gas-fired furnace (crawl-space) had apparently not been serviced recently. The top burner appeared to be loose or blocked in some way. Service this unit with this in mind.
Less than \$ 100	The chimney's throat (lower chimney) had an inoperable damper A damper controls air-flow when the fire is unlit. Repair or replace as necessary.
Less than \$ 300	The fireplace fire-bricks were in poor condition Firebricks and pointing must be in good order. Have a professional assess this.

## UNDERNEATH THE HOUSE

Less than \$ 500	Evidence of flooding was found in the crawl-space. This could cause wood-rot or mold eventually. Check for seepage and cure.
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<b>Est. Cost</b>	<b>Problem and suggested action.</b>
Less than \$ 500	All foundation vents around the house had no doors or screening. This will allow insects and rodents to enter Repair or replace as needed.

## INSIDE THE HOUSE

Less than \$ 500	Most of the sash window units in the house generally were working badly, were stuck in an open position, or lacked center catches. Check all windows and leave in a good state of repair and easily operable and lockable.  Windows should be easy to open and close. Repair or replace as necessary. Leave in good working order.
Less than \$ 200	An internal window-sill in the hallway bathroom needs attention. Repair or replace as necessary.
Less than \$ 200	Some of the external window puttying around the house was dried out and falling out.  Panes could fall out if this is not re-done. Re-putty all such units as needed.

## OUTSIDE THE HOUSE

Less than \$ 200	The crawl-space door-frame and door were rotten. Repair or replace as necessary. Leave in good working order.
Less than \$ 200	The wooden garage door (right side) was in need of attention. Repair or replace as necessary. Leave in good working order.
?	The garage doors were missing. Repair or replace as necessary. Leave in good working order.

<b>Est. Cost</b>	<b>Problem and suggested action.</b>
?	The driveway of the house had a damaged surface. Such damage is usually caused by poor drainage. Seek professional advice. Replace as needed.
Less than \$ 500	The topography of the lot is causing drainage problems. This will allow water to get under the house. Re-grade and/or drain as needed. See the book/disk I gave you.

**Potential savings highlighted in this report could well exceed \$ 10,000**

*As mentioned in 'REMAINDER OF THE REPORT' on Page 6 above, as a licensed inspector, I am required by the NC Home Inspector Licensure Board, to include the following section, whether there is anything to include or not:-*

NOTE:THIS SUMMARY ABOVE MAY NOT BE THE ENTIRE REPORT.  
THE COMPLETE REPORT MAY INCLUDE BELOW SOME  
ADDITIONAL INFORMATION WHICH MAY BE OF CONCERN  
TO THE CLIENT. IT IS RECOMMENDED THAT THE CLIENT  
READ THE COMPLETE REPORT.

**COSMETIC, MAINTENANCE OR MINIMAL COST ISSUES:**

NO ADDITIONAL INFORMATION NEEDS TO BE INCLUDED

**PLEASE READ THIS**

**This report is very comprehensive and has taken a lot of time to compile. But very occasionally, mistakes, typos and inaccuracies will escape my final scrutiny. Usually it is merely a default setting in the original informational template of the report that has not been altered.**

**Nevertheless, if you notice any item which appears to you to be in error, please tell me so that I can correct it and re-issue that page.**

**I strive to issue a report that is as accurate as I can make it.**

**Thank you.**

## What now?

I am often asked what my client should do after receiving and reading the report.

First, make sure you understand what the report is saying - don't assume anything! Then make a copy of the repairs part of the report (Page 8 or 9 to the end). Carefully select and mark those items which you would like the sellers to have fixed. If there is no builder involved, you should have **your** contractor do the work, paid for by the seller and you should receive the receipted bills. Be certain that you get firm estimates from licensed and reliable contractors, in plenty of time before the closing or even before conducting final negotiations.

Inspector: Keith Peddie



General Cont Lic      # 16191  
N.C. HI License      # 43

As you probably realize by now, I get most of my business from referrals. Therefore if you thought that the inspection was thorough and this report worth-while and helpful, then please recommend me to your friends and colleagues. I would appreciate it very much and I will do the best job I can for them.

Additionally, if you can suggest any way that the report format could be altered to make it easier to understand, please let me know.

Thanks.