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**Home Inspection**  
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**America's Property Inspections, API Inc.**  
Toll Free: (888) 339-8444

**Inspection address:**

**CLIENT NAME:**

Dear Mr. & Mrs.

In accordance with your request an inspection of the above property was made on 03/11/23 if you have any questions or concerns, please feel free to call us so that we may discuss them further. We take immense pride in giving you an honest and professional opinion on your new potential property. All inspections and reports are done in accordance with state regulations and guidelines. **The inspection report is based on the current conditions of the home today and not in the future inspectors cannot see hidden or concealed issues.**

Edward T. Neyland, ACI, CRI, CMI  
President

For local, zip code specific home inspection repair estimates delivered within 24-hours please visit: Link on e mail attached to the report.

[https://repair.thumbtack.com/?utm\\_source=cma-majordomo&utm\\_medium=partnership&utm\\_campaign=email&utm\\_content=welcome](https://repair.thumbtack.com/?utm_source=cma-majordomo&utm_medium=partnership&utm_campaign=email&utm_content=welcome)

North Carolina	License # 5812
Certified Master Inspector	# 05011184
FAA Airframe & Power plant	License # 1313674
VA approved inspector	VA # 500245
HUD approved inspector	License #C148
IAC2 Indoor air consultant's inspector	Certified
CMC energy audit inspector	Certified
203k Consultant inspector	License #P1596
Magnetic Particle testing level 1&2	Certified
Penetrate testing level 1&2	Certified
Home improvement	License # 29884-H
NYS Department of Labor Asbestos Inspector	License # 00-17676
NYS Department of Environmental Conservation Termite	License # T1811491
Environmental Protection Agency Lead Inspector	License # NY-1-1214-3
NYS Home Inspector License	License # 16000006034
Connecticut Home inspector License	License # HOI.0000622
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NYS Licensed Engineers	Individual
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Thank you for choosing API Corp. We have performed over 100,000 inspections to date. If any additional services are required here is a list of our certifications and services.



- 1) **Licensed Inspectors & Engineers**
- 2) **Residential Inspections**
- 3) **Commercial Building Inspections**
- 4) **Structure Inspections**
- 5) **Pre-Listing Inspections**
- 6) **VA approved inspectors**
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- 8) **FHA/HUD certified inspectors**
- 9) **203k consultant inspectors**
- 10) **NYS Licensed Lead Paint Inspectors/ lead inspections**
- 11) **NYS Licensed Asbestos Inspectors /Asbestos Inspections and Demo Certifications**
- 12) **Certified for In-ground Non-Pressure EPA Approved Tank Testing**
- 13) **Oil tank locating**
- 14) **Soil testing for petroleum**
- 15) **Mold Testing & Allergens testing and inspection.**
- 16) **Indoor air quality to include VOC'S and formaldehyde.**
- 17) **Radon Testing**
- 18) **Insurance inspections**
- 19) **Phase I Inspections**
- 19) **Phase II Inspections**
- 20) **Windstorm Inspections**
- 21) **Well Water Testing**
- 22) **Well Mapping**
- 23) **Roof Certifications / Flat roof inspections**
- 24) **EIFIS Synthetic stucco inspections**
- 25) **Cesspool Certifications**
- 26) **Final Walk-through**
- 27) **Thermal Infrared Camera inspections**
- 28) **Energy audit inspections/ Home energy tune-up**
- 29) **Expert witness**
- 30) **Forensic Inspections**
- 31) **Water damage/water leak inspections/storm damage inspections**
- 32) **Construction disputes**
- 33) **Condo reserve study**
- 34) **Bed bug testing**
- 35) **Electromagnetic Field Survey**



**Report Limitations: Please read this as it is important!**

Report not transferable without written permission from API.  
Report continued on next page.

**This report is the professional opinion of the inspector, based on visual impressions of the conditions that existed at the time of the inspection only and not in the future. The evaluation and report are not intended to be technically exhaustive or imply that every component in the home or part of a system was inspected. Or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by nature of their location are concealed, camouflaged or difficult to evaluate are excluded from the report. All basement and or crawl spaces can and will get water at some point as they are below grade. It is up to the client to do a proper final walkthrough on this home prior to closing as anything can change. A walkthrough check list is included in this report.**

In the event that a dispute arises regarding an inspection that has been performed under this Agreement, the Client agrees to notify the Inspector, in writing, within ten (10) days of the date the Client discovers the basis for the dispute or 1 year from the date of inspection whichever occurs 1<sup>st</sup>, so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken, Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint. Such removal or repair would substantially inhibit Inspector's opportunity to defend himself/herself in a dispute. **In the event that the company is determined to be liable for any loss or damage arising out of the inspection or report, it is expressly understood and agreed that the damages, if any, shall be limited to a sum equal to the fee paid by the "client" for the inspection and report. IF CLIENT FAILS TO GIVE PROPER WRITTEN NOTICE HEREUNDER, ALL OF CLIENT'S POTENTIAL CLAIMS FOR DAMAGES ARISING OUT OF SUCH COMPLAINT ARE EXPRESSLY WAIVED, INCLUDING THE NEGLIGENCE OF THE INSPECTOR. THE WAIVER CONTAINED HEREIN IS INTENDED TO BE ENFORCEABLE AGAINST THE PARTIES IN ACCORDANCE WITH THE EXPRESS TERMS AND SCOPE THEREOF NOTWITHSTANDING ANY EXPRESS NEGLIGENCE RULE OR ANY SIMILAR DIRECTIVE THAT WOULD PROHIBIT OR OTHERWISE LIMIT INDEMNITIES BECAUSE OF THE NEGLIGENCE OR GROSS NEGLIGENCE (WHETHER SOLE, JOINT OR CONCURRENT OR ACTIVE OR PASSIVE) OR OTHER FAULT OR STRICT LIABILITY OF ANY OF THE INDEMNIFIED PARTIES.**

Systems and conditions that are not within the scope of the building inspection include, but are not limited to Formaldehyde, voc's, lead, asbestos, toxic or flammable materials, mold, environmental hazards, pest infestation, playground equipment, swimming pool, hot tub, saunas, steam showers, oil tanks (in or above ground), efficiency measurement of insulation or heating and cooling equipment, internal underground drainage or plumbing, any system that is shutdown or otherwise secured, well water quality or quantity, septic systems, cesspools, sewer or connecting lines, zoning ordinances: intercoms, security systems, heat sensors, appliances, chimney flue, trees, sprinkler systems. The inspection is not a code compliance inspection, **Termites, carpenter ants and or other wood boring insect that were hidden or concealed in anyway shape or form.** Any general comments about these systems and conditions are only informal and do not represent the findings of the inspection.

The report should not be construed as a compliance inspection of governmental and non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or their component parts. This report does not constitute any express or implied warranty and should not be relied upon as such. Any opinions expressed regarding adequacy, capacity or expected life of components are general estimates based on information about similar components and occasional wide variation are to be expected between such estimates and actual experience. All items noted above are from the Standards of Practice as per NC and enclosed in this report as well.

#### **API OWNS ALL RIGHTS TO THIS REPORT.**

The report is confidential and is for the sole and exclusive private use of the client and API. Use of all information contained in the report is specifically restricted to the transaction for which the inspection was performed. **Use of or reliance upon the report by other**

parties, or for other transactions, is strictly prohibited. No third party shall have any rights arising from this contract or the report and may not rely on the report. Client cannot sell or transfer<sup>1</sup> this report.

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<sup>11</sup>

"This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."

## **REPORT SUMMARY**

### **Outside**

**Check for C.O for additions.** Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any pool, pool house, finished basements, tennis court or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.

### **EXTERIOR**

**RUSTING TO EXTERIOR PANELS.** Although the rusting under the pool house area appears to be extensive you have to consider that metal expands at 32x its normal size when it rusts. Other areas of the house and pool house can be treated to help slow down the extent of the rust.

**WINDOWS** Note some of the windows in the house did not open. Window repair and servicing will be required. All rear windows on the 2<sup>nd</sup> floor left side would not open and were stuck closed.

### **CURLING BOARDS ON DECK AND SLIDING DOOR ADJUSTMENT**

Recommend replacing the curling board on the roof top deck as it poses a trip hazard.

At the time of the inspection the sliding door for the pool house was not closing properly. This door needs to be serviced at this time.

### **POOL**

Recommend having the gunite pool re-marble dusted.

Incorrect pool heaters and over pressure relief valves plugged on pool heaters and dangerous condition.

Recommend replacing the broken electric junction box under the roof top sink.

At the time of the inspection the hot tub on the roof was drained and turned off. Recommend having the system up and running prior to closing.

## **Roof**

Recommend replacing the missing roof cover for the drain system.

## **HEATING SYSTEM:**

Recommend repairing the leaking circulator pump gasket for the Peerless heating system in the basement on the left side.

Recommend replacing the 2 leaking circulator pump gaskets for the heating system on the pool house heating system.

## **Air Filters:**

**It is recommended that the furnace filter(s) be changed or cleaned every 30 to 45 days for best performance.**

## **Recommendations / Conditions:**

**The furnace should be cleaned, serviced, evaluated, and certified before use for safety.**

## **PLUMBING SYSTEM**

At the time of the inspection the shower floor in the pool house bathroom was not pitched properly and is ponding water. Recommend adding concrete and pitching the floor for better drainage.

At the time of the inspection the 2<sup>nd</sup> floor front right outdoor shower was not working. Recommend having this up and running prior to closing. At the time of the

At the time of the inspection the hot tub off the 2<sup>nd</sup> floor right side bedroom was drained and the lid was torn. Recommend having this up and running prior to closing and the lid replaced.

## **ELECTRICAL SYSTEM**

Recommend capping the open electric junction box in the basement near the panel.

## **INTERIOR**

At the time of the inspection the central vacuum system in the basement of the house had a pipe disconnected. Recommend having this re-connected.

## **INTERIOR CONTINUED**

Recommend adjusting the refrigerator doors at this time.

Recommend repairing the ice maker door in the pantry as it was not closing flush.

Recommend securing the loose door handle for the back left door on the 1<sup>st</sup> floor of the house.

Note the kitchen and dining room tables had uneven wood tops? The tables are cut into the concrete floors? Recommend leveling.

At the time of the inspection there was a past leak on the ceiling in the basement. The ceiling was poorly patched. Recommend checking with the owner as to what had leaked and having the ceiling properly patched. The kitchen was located above this area. The area was tested with a moisture meter and thermal and found to be dry at this time.

### **Smoke Detectors:**

**All smoke detector batteries should be replaced annually, smoke detectors should be replaced every 8-10 years.**

### **Carbon Monoxide Detectors:**

**A carbon monoxide detector should be installed near every sleeping area and on every level of the house as**



**recommended by the CPSC.**

**All carbon monoxide detector batteries should be replaced annually, CO detectors should be replaced every 1-5 years.**



# API CORP.

## CONCLUSION

XXXXX

XXXXXXXXXX

XXXX NY

XX/XX /2023

Front north face



Rear south face





**DESCRIPTION OF HOUSE:** Two Story custom

Approximate square footage was 11,000 sf

**APPROXIMATE AGE:** 9 years (according to the listing)

**TYPE OF BASIC CONSTRUCTION:** Poured concrete foundation with steel supports and a steel and wood frame.

**GENERAL VISUAL CONDITION:** Good

**RECOMMENDATIONS:** The inspection pertains only to visible items and their conditions at the time of inspection, which was verbally indicated by API during the inspection.

Underground propane tanks can be subject to severe corrosion conditions and can degrade and start leaking over time with no visible signs. It is our recommendation to have cathodic testing performed on the propane tanks every 10 years to ensure the tanks is in proper operating order and free of leaks. The propane tanks are located on the front left side of the property. Recommend checking with the owner as to the size of the tanks.



Recommend viewing a copy of the property survey and deed prior to closing to determine if there are any easements or right-of-ways on the property that may affect your plans for the premises. Based upon its current configuration, the property is not expected to have any easements or right-of-ways.

Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any pool, pool house, finished basements, tennis court or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.

Recommend checking with the building department/town for any open permit or violations on the home. This should be checked prior to closing to prevent any delays and costs.

I recommend that you inquire about any and all warranties that are transferable to you, as the new owner, on all house systems and appliances.

At the time of the inspection, the in-ground sprinklers were turned off and therefore could not properly be inspected. Recommend checking with the current homeowner to make sure the system is in working order.

**EXTERIOR:**

TYPE: Steel and wood

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The home has a unique steel finish on the exterior. The design of the steel and pre-treatment was supposed to slow down the aging process. The problem is possibly due to the salt and beach many areas have extensive rust that is flaking and coming apart. Signs of this were noted around flat areas around windows, top flat panels on the roof and on the wall around the pool house. My recommendation would be to replace the flat panels on the roof and around the flat areas around the windows with stone or slate. Although the rusting under the pool house area appears to be extensive you have to consider that metal expands at 32x its normal size when it rusts. Other areas of the house and pool house can be treated to help slow down the extent of the rust.





Extensive rusting to flat panels on the roof top

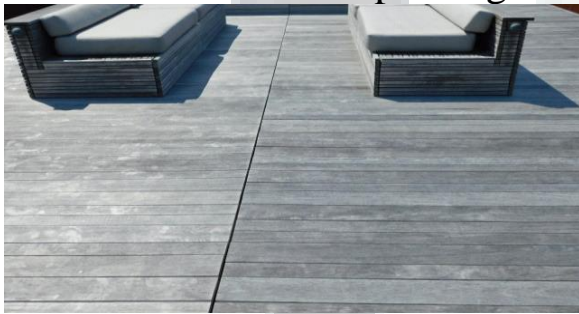


Flat panels outside some windows. Extensive rusting through the plates

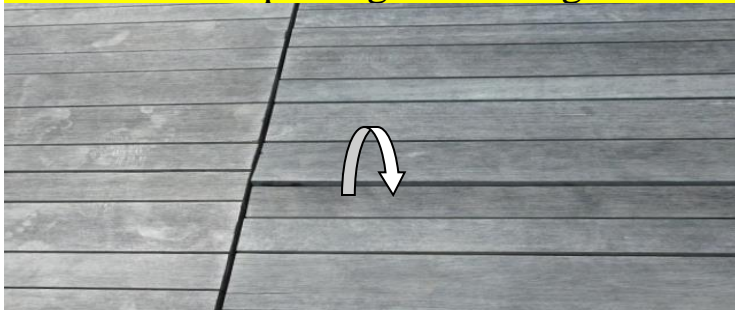
Note some of the windows in the house did not open. Window repair and servicing will be required. All rear windows on the 2<sup>nd</sup> floor left side would not open and were stuck closed.

Due to ambient conditions, it was not possible to fully evaluate the condition of the windows in terms of stopping drafts.

Recommend accomplishing a light power washing and re-staining to the decks in the near future. This will prolong the life of the decks.



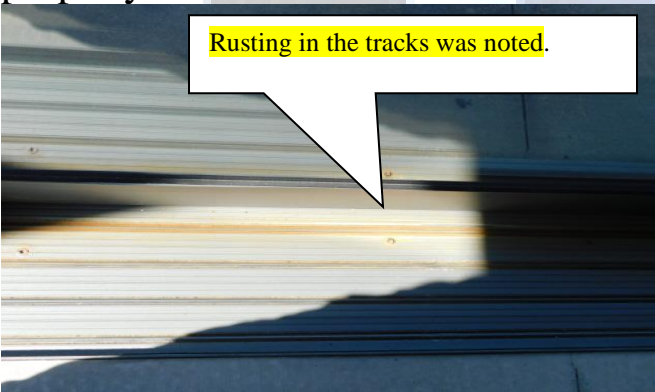
Recommend replacing the curling board on the roof top deck as it poses a trip hazard.



At the time of the inspection the sliding door for the pool house was not closing properly. This door needs to be serviced at this time.



At the time of the inspection the home has large glass doors and windows. The problem is due to the extensive size of the windows and door and sand and salt all windows and doors will need to be cleaned and serviced often to ensure they work properly.

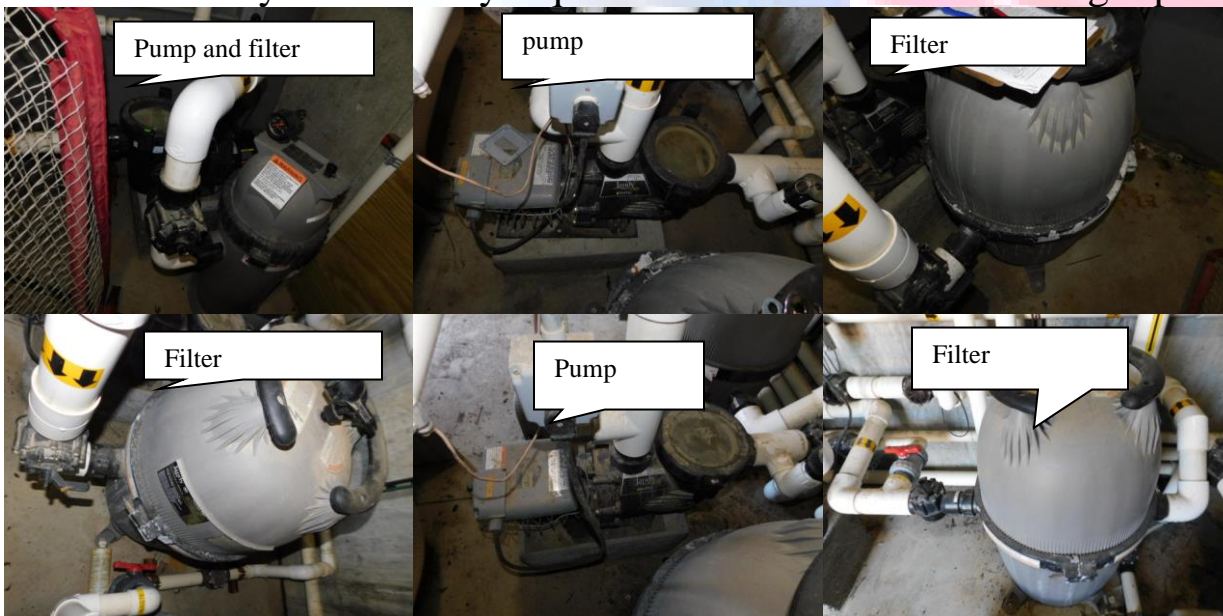


An in-ground pool is present in the rear yard. At the time of this inspection, the pool was running. Recommend the current homeowner verify that the pool (i.e., filter, pumps, heaters etc.) are in proper working order and free of leaks. All equipment and lights were turned on at the time of the inspection.

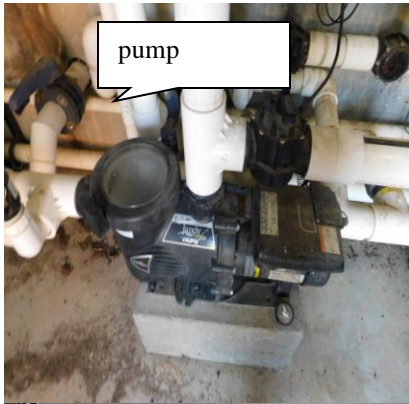
Video how a pool works: <https://www.youtube.com/watch?v=rmITGlbmPns>



At the time of the inspection the pool equipment was located under the pool house area. The equipment consisted of 5 pool/spa pumps, 4 filters, 2 chorine generators for the salt water system a Jandy Aqualink Panel and 2 each Sta-Right pool heaters.



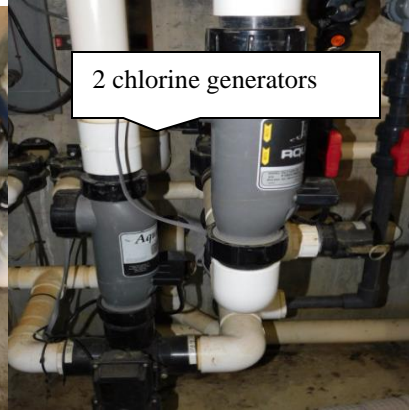




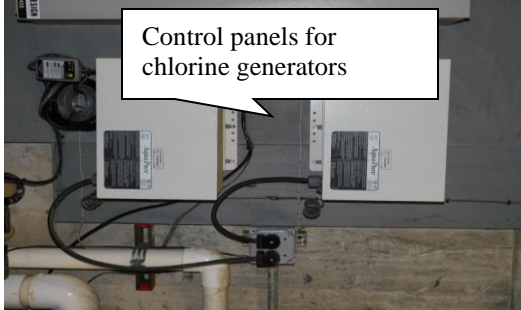
pump



Pump



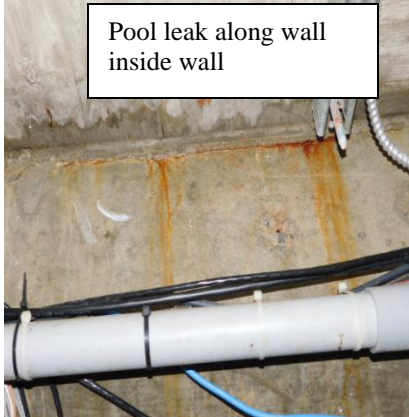
2 chlorine generators



Control panels for chlorine generators



Recommend having the gunite pool re-marble dusted. Re-dusting should be accomplished every 7-12 years. Re-dusting is accomplished not only for looks but to keep the pool from leaking. At the time of the inspection the gunite was found to be damaged near the hot tub area and pool leaks were noted along the outside pool wall in the equipment room and along the outside wall at the entrance to the pool equipment. Recommend having all pool leaks properly repaired at this time.



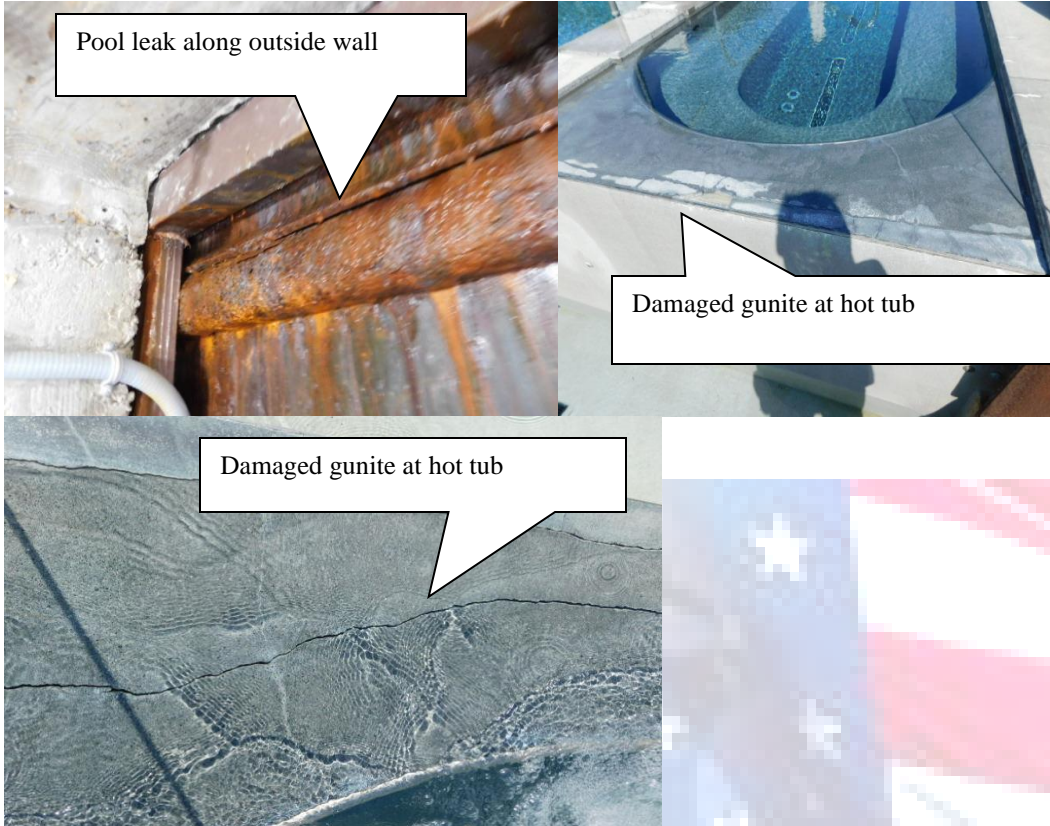
Pool leak along wall inside wall



Pool leak along inside wall



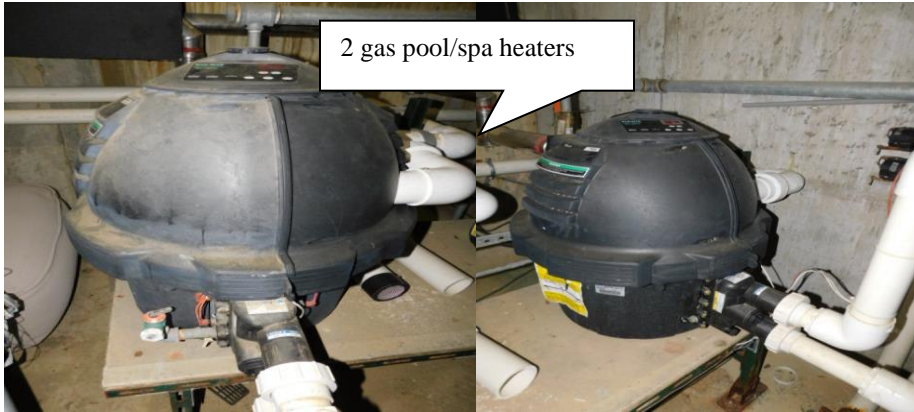
Pool leak along outside wall



The following information on the pool heater was from the owner's manual. The pool heaters are not rated for saltwater use.

**I WOULD ASSUME THIS IS DUE TO HAVING A SHORTER LIFE SPAN FROM THE SALT.**

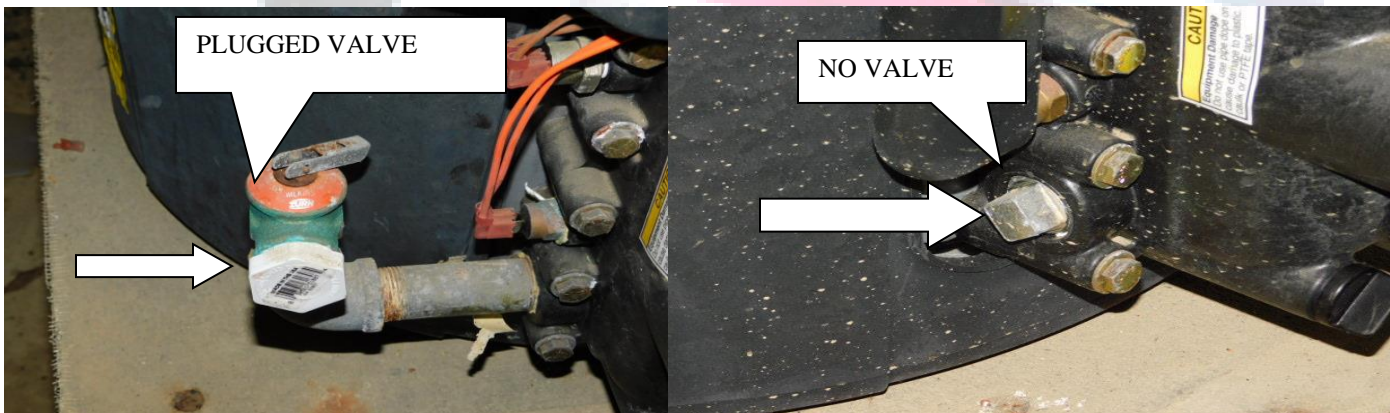
SR POOL AND SPA HEATER NATURAL GAS / LP GAS O W N E R ' S M A N U A L INSTALLATION, OPERATION & PARTS MODELS 200K BTU/HR SR200NA SR200LP 333K BTU/HR SR333NA SR333LP 400K BTU/HR SR400NA SR400LP Sta-Rite Pool/Spa Group 293 Wright Street, Delavan, WI 53115 International: 262-728-5551, FAX: 262-728-7550 www.starite.com Union City, TN • Delavan, WI • Mississauga, Ont. • Murrieta, CA © 2004, Sta-Rite Industries Printed in U.S.A. S396 (Rev. 2/13/04) If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, personal injury or death. –



**NOTICE: Do not use this heater as a heating boiler, water heater, or for heating salt-water pools. This heater is intended for use in heating fresh water swimming pools or spas only. (Direct from the manual)**

**The following issue was noted with the pool heaters. The heater on the left had a plugged over pressure relief valve and the heater on the right had no over pressure relief valve and only a plug noted. Recommend for safety that properly installed over pressure relief valves be installed at this time. THIS IS A MAJOR HAZARD**

A 3/4" NPT connection is provided in the manifold for installing a pressure relief valve. The relief valve must be installed vertically. To install the valve, use a 3/4" brass nipple and elbow, as illustrated in Figure 20. No valve is allowed to be placed between the manifold adapter and the relief valve.



Recommend sealing the cracking patio around the pool area.



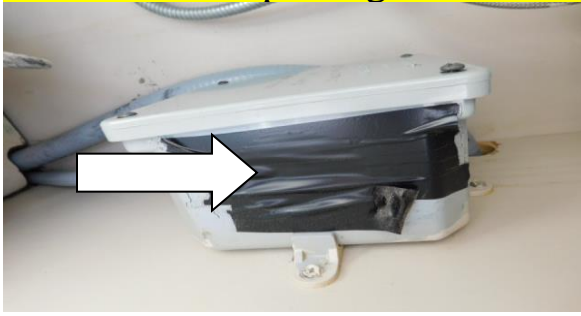
At the time of the inspection the home had a tennis court on the left side of the property. The court was found to be in good condition, but the edges did require some sealing.



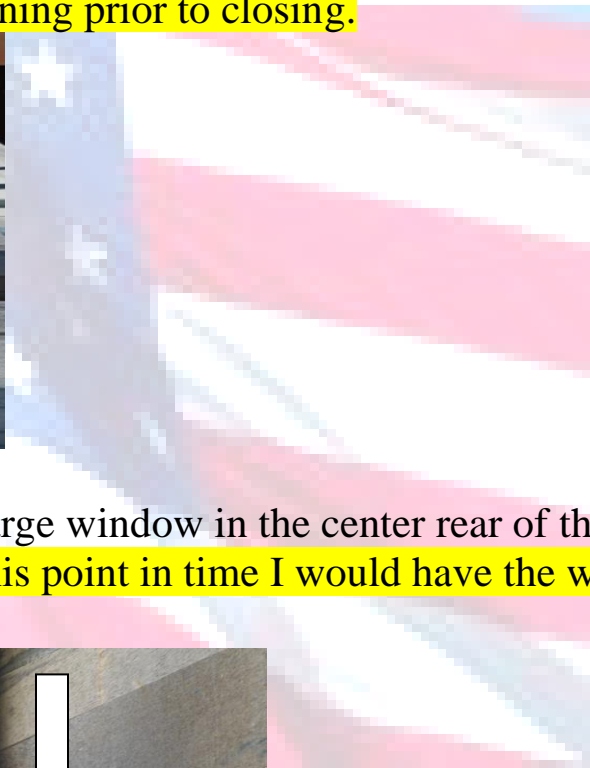
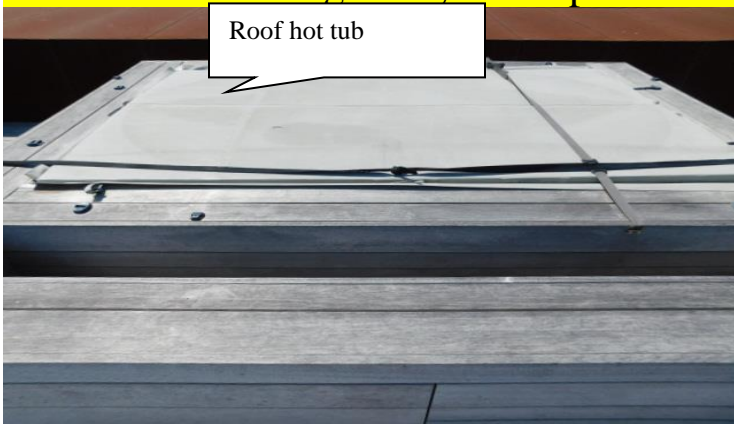
At the time of the inspection the rooftop sink area has some doors that were damaged and no longer closing properly. Recommend replacing the hardware.



Recommend replacing the broken electric junction box under the roof top sink.



At the time of the inspection the hot tub on the roof was drained and turned off. Recommend having the system up and running prior to closing.



At the time of the inspection there was a large window in the center rear of the house that showed signs of chronic leaking. At this point in time I would have the window completely sealed and then monitor.



**ROOF:** EDPM rolled rubber roofing with a rock cover



**GENERAL VISUAL CONDITION:** Good

**APPROXIMATE AGE:** 9 years

**RECOMMENDATIONS:** A thorough visual inspection was made from the roof area from the outside, and where visible from the inside. The roof was found to be sound and did not appear to be leaking in any location at this time.

The home had no attic space. The ceilings in the house was inspected with thermal and all ceilings appeared to have proper insulation.

Note all motorized sky lights were tested.

**Recommend replacing the missing roof cover for the drain system.**



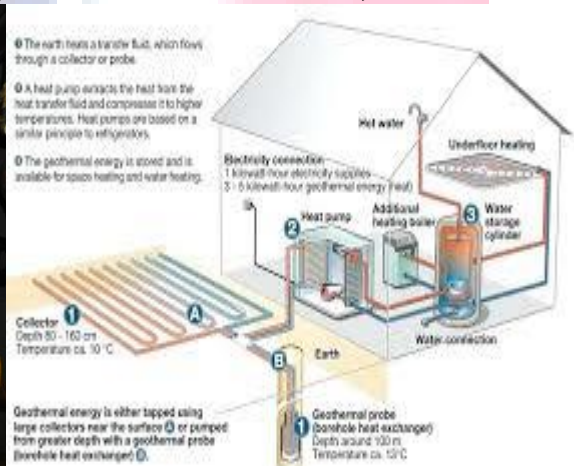
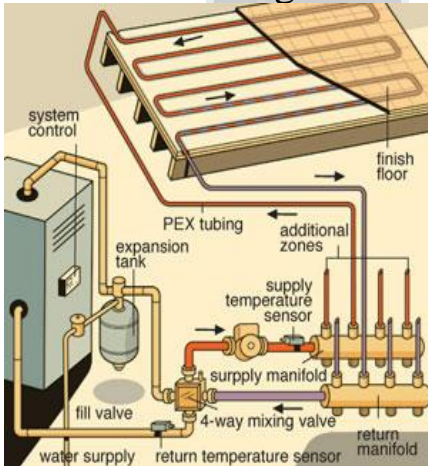
**Chimney:** I recommend having the chimney flues cleaned and camera inspected by a chimney service company yearly.

Recommend having the gas fireplace on the roof up and running prior to closing. This fireplace has a steel door. The door when opened does not lock as the fireplace appears to have settled. Due to the cracked stone around this fireplace, my recommendation is to remove the door and replace the damaged stone around this fireplace.



**HEATING SYSTEM:**

TYPE: The home is heated from 8 each Geo thermal systems and supplemented with 2 each Peerless gas fired high efficient heating systems each with 399,000 btus.





All heating and air condition zones were tested during the inspection. And temperatures were verified with thermal.

How a geothermal heating system works video: The system could not be verified if this was an open loop or closed loop system at this time.

<https://www.youtube.com/watch?v=DwMpEe9QzUs>

### Open loop vs closed loop

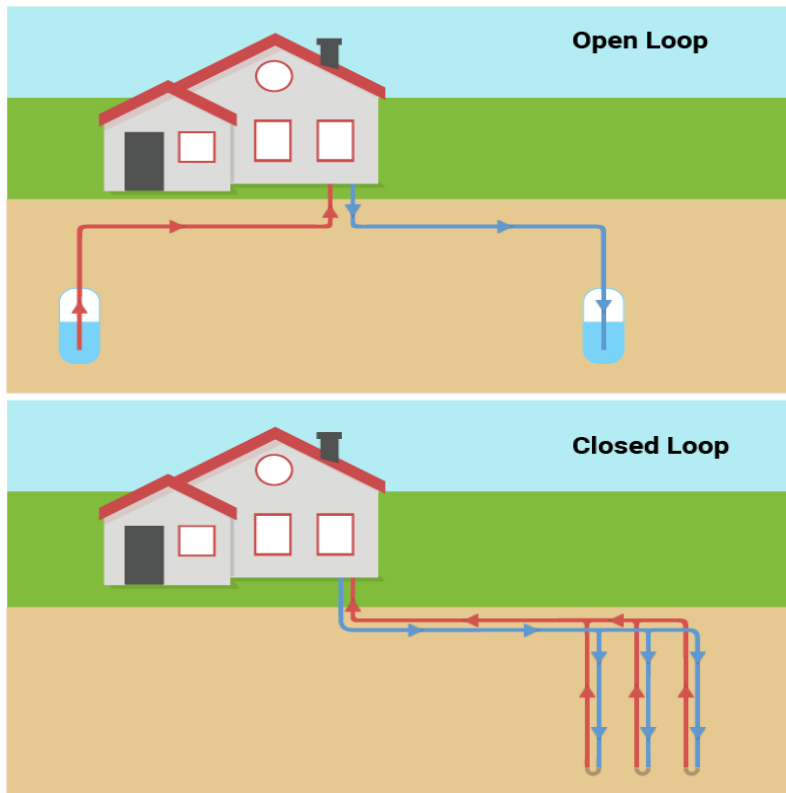
#### Open-Loop System

This type of system uses well or surface body water as the heat exchange fluid that circulates directly through the GHP system. Once it has circulated through the system, the water returns to the ground through the well, a recharge well, or surface discharge. This option is obviously practical only where there is an adequate supply of relatively clean water, and all local codes and regulations regarding groundwater discharge are met.

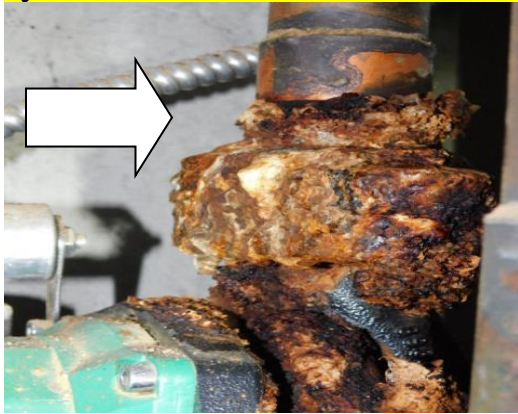
#### Closed-Loop Systems

Most closed-loop geothermal heat pumps circulate an antifreeze solution through a closed loop -- usually made of a high-density plastic-type tubing -- that is buried in the ground or submerged in water. A heat exchanger transfers heat between the refrigerant in the heat pump and the antifreeze solution in the closed loop.

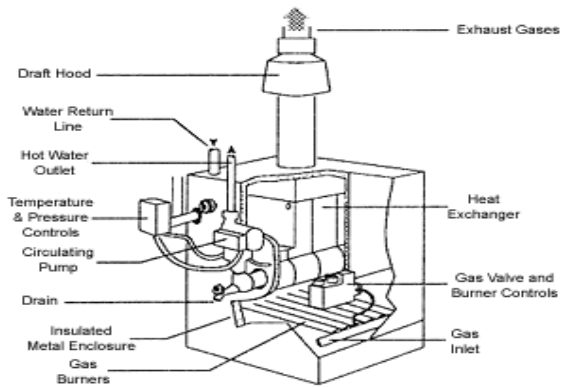




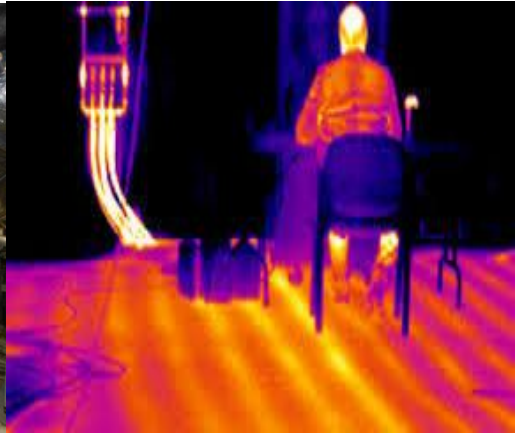
Recommend repairing the leaking circulator pump gasket for the Peerless heating system in the basmeent on the left side.



The heating system in the pool house was a Peerless gas fired hydronic forced air and radiant heat high efficiency system with 167,000 btus and one zone. The system is located under the pool house. The system was tested at the time of the inspection.

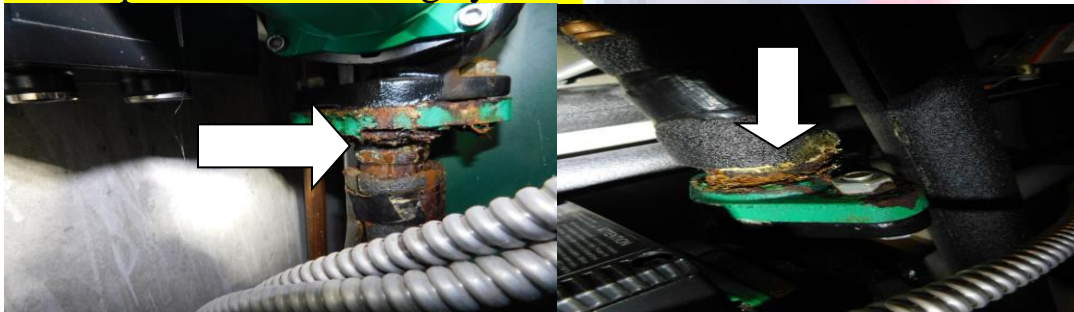


**Gas Hot Water Boiler**



How radiant heat works video: <https://www.youtube.com/watch?v=Z2FINOVYHEQ>

Recommend replacing the 2 leaking circulator pump gaskets for the heating system on the pool house heating system.



The area under the pool house had a hanging Dayton hydronic forced hot air system. This is to help keep pipes from freezing in this location.



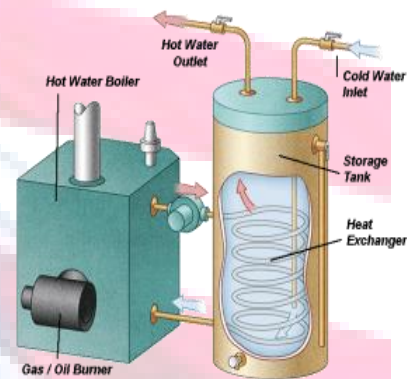
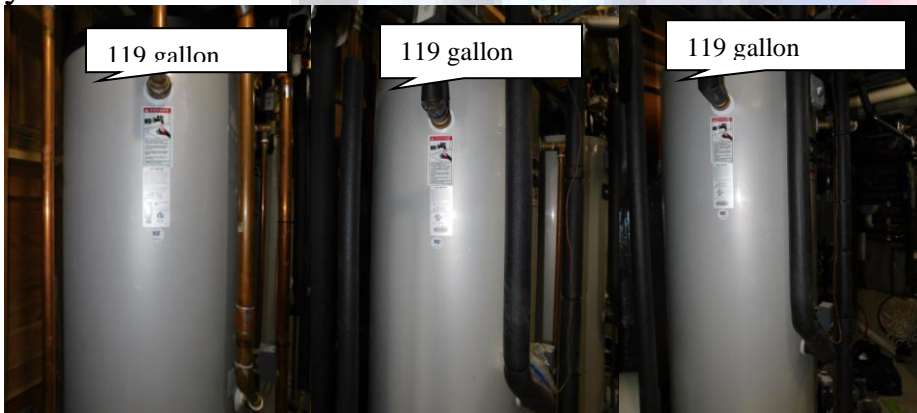
The garage had a radiant heat floor. The zone was tested during the inspection.

**GENERAL VISUAL CONDITON:** Good

**RECOMMENDATIONS:** Recommend having the units serviced and maintaining a service contract. The heating systems were working properly at the time of the inspection. The systems are appropriately sized for this home.

For your reference, for every 1 degree you lower your thermostat below 68 degrees Fahrenheit in the winter will save you 1-3% on your heating bill. However, no thermostat should be set below the 62 degrees Fahrenheit for a prolonged period of time as to avoid potential pipe freeze damage.

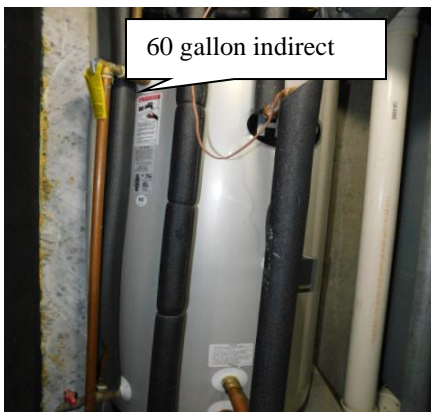
Currently, the hot water in the house is heated from the boilers and then fed to three 119-gallon indirect hot water heaters. Tank life is normally limited to around 12 years. The hot water heaters were installed in 2014.



How a hot water heater works video:

<https://www.youtube.com/watch?v=gQIatogID5c>

The hot water for the pool house was fed from the boiler and into a 60-gallon indirect hot water heater.



Replace the filters on the return air registers. Filters should be replaced between 4-6 months depending on the type of filter and how much it is used.

The air conditioning units were inspected and produced cool air with an average delta of 15 degrees at every register indicating that the units are operating efficiently.

Please note due to the age of the air condition system a replacement budget for a new system should be set up in the near future.

### **PLUMBING:**

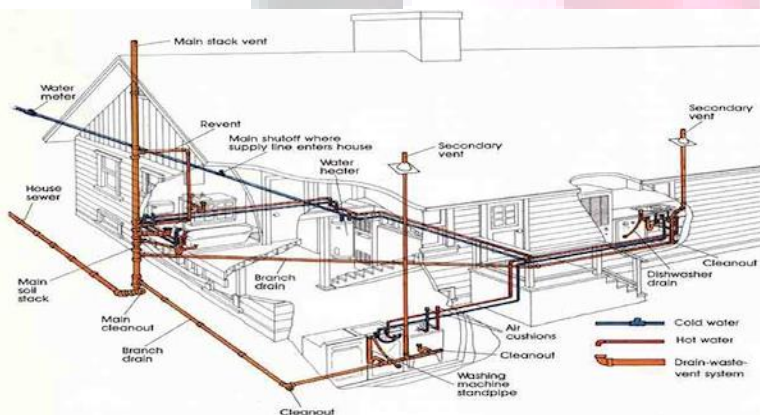
**TYPE:** Cast iron, copper and PVC on the septic side and copper and PEX on the pressure side

**GENERAL VISUAL CONDITION:** Good

**RECOMMENDATIONS:** At the time of the inspection the plumbing pressure and drain system were tested and found to be working properly with no leaks noted.

More information on how residential plumbing systems work can be obtained at the following video link:

[https://www.youtube.com/watch?v=8jxRn-T\\_LCs](https://www.youtube.com/watch?v=8jxRn-T_LCs)



The main water supply to the house was public water.

The main water supply to the house was located in the basement. The water feeds the house with a 2 inch copper line. Directly next to the water main in the basement is the water feed line to the pool house. The house had 90 psi of pressure during the inspection.



Configurations of cesspool systems can vary. There may be more than one cesspool (multiple overflow pools), there may be an in-line septic tank (no leaching) designed for solids collections that are routed to liquid overflow pools, or there may only be a single cesspool. When the cesspool(s) system requires typical maintenance in the form of pump-outs or piping repair (house-to-pool or pool-to-pool) or repair of collapsed sections, it will be necessary to know the exact location of all components of the system. Realize that cesspool systems require regular maintenance depending on the number of occupants of the house and usage. Usually, the system should be pumped every 3-4 years. During these times, care should be exercised when dealing with older septic systems (i.e.; not pre-formed concrete pools). The removal of liquids and solids may destabilize the cesspool's structure and cause a collapse due to the force of the surrounding sand and soil. Discuss safe maintenance with a qualified cesspool contractor.

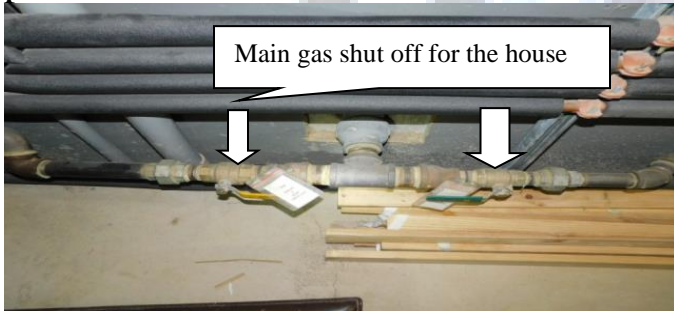
Photo of a septic system and photo of a cesspool (basic set ups). Only the homeowner or Cesspool Company would know what you have installed on your property. Note a lid was located on the far-left side of the property.



Video explaining newer septic systems:

<https://www.youtube.com/watch?v=3DWg-UI4sTE>

The main gas shut off to the house is located in the basement under the electric panels.



At the time of the inspection the shower floor in the pool house bathroom was not pitched properly and is ponding water. Recommend adding concrete and pitching the floor for better drainage.



Note all steam showers were tested.

Note all jacuzzi tubs were tested.

At the time of the inspection the 2<sup>nd</sup> floor front right outdoor shower was not working. Recommend having this up and running prior to closing.



At the time of the inspection the hot tub off the 2<sup>nd</sup> floor right side bedroom was drained and the lid was torn. Recommend having this up and running prior to closing and the lid replaced.

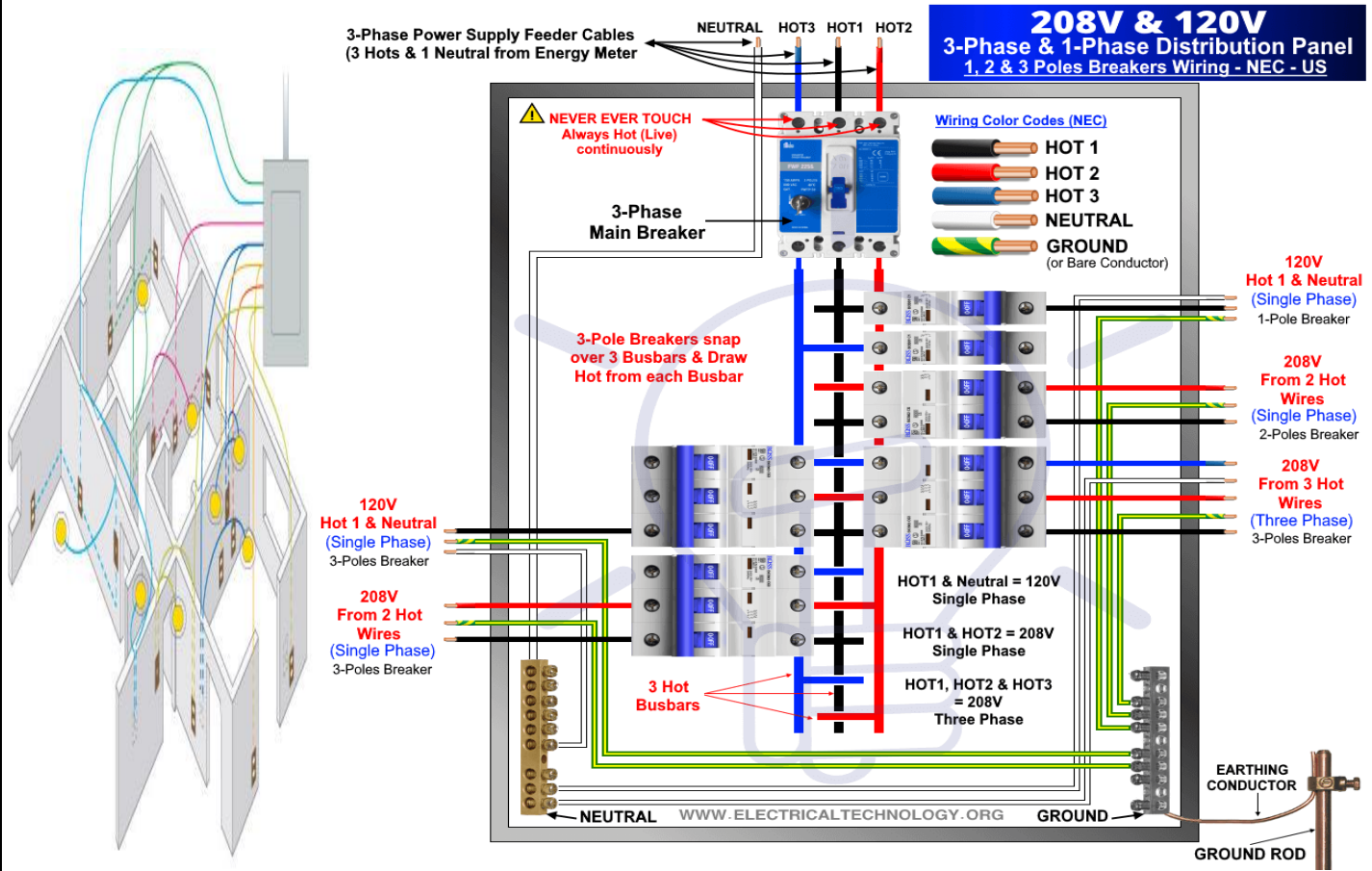


# ELECTRICAL:

SERVICE: 800-amp service with 240 volts with copper incoming service and copper branch circuits throughout the house. The system was found to be adequately sized for the current electric usage of the home. All wiring in the house was Romex.

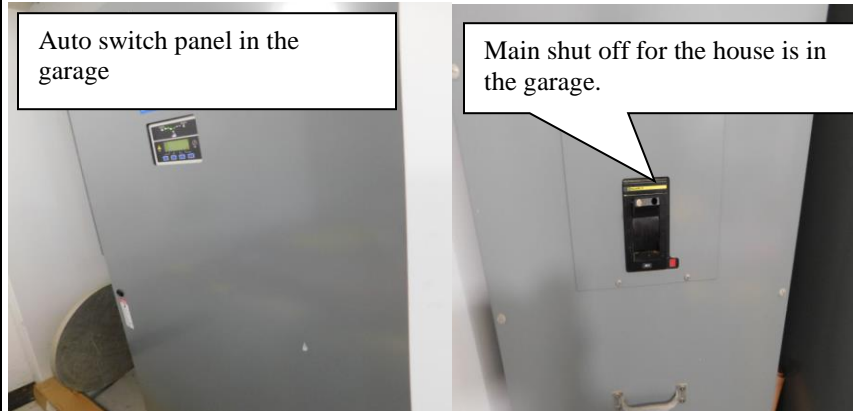
Video explaining how electric works in the home:

<https://www.youtube.com/watch?v=XUj365EjsmI>





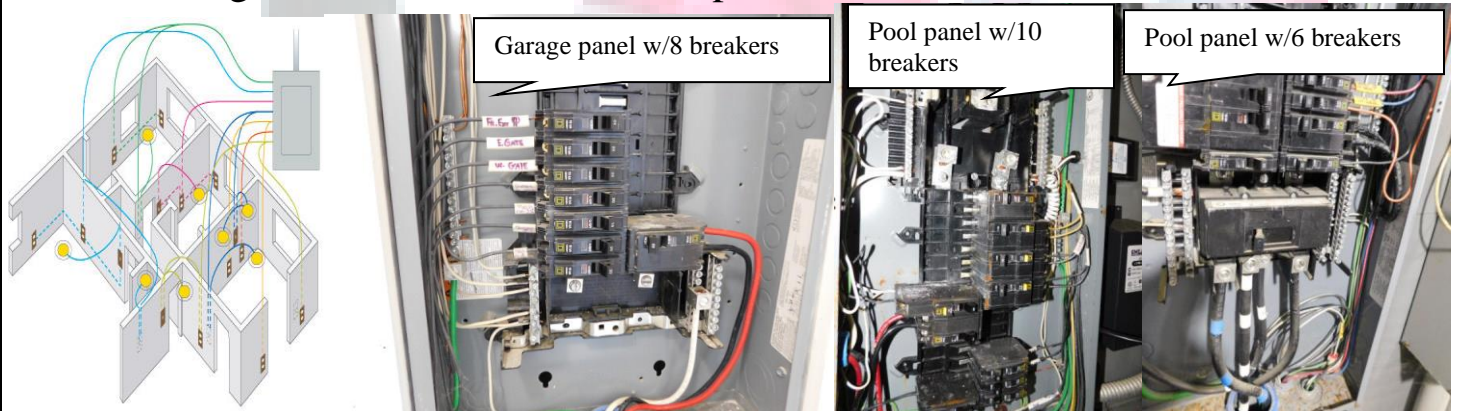
The service feeds the house and enters the garage 1<sup>st</sup> into a Kohler 800 amp transfer switch.



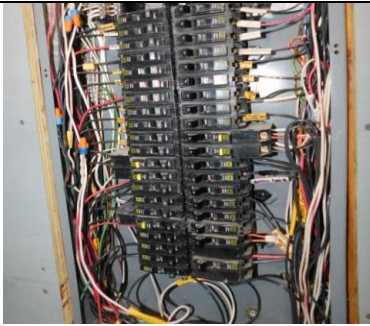
The home has a Kohler 600 amp whole house gas generator. The generator was located under the pool house. The generator was tested at the time of the inspection and was found to be working properly. The system should be serviced yearly.



The following is a breakdown of electric panels and locations in the house.



Pool house panel w/41 breakers

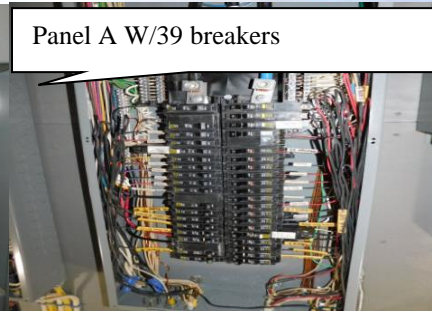


The following panels were located in the basement of the house.

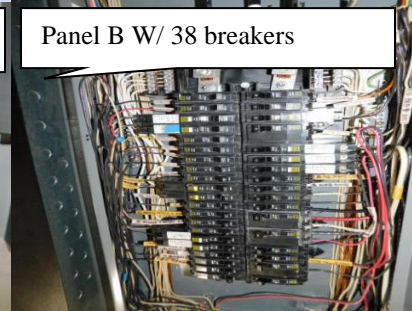
Disconnects for panels A-E



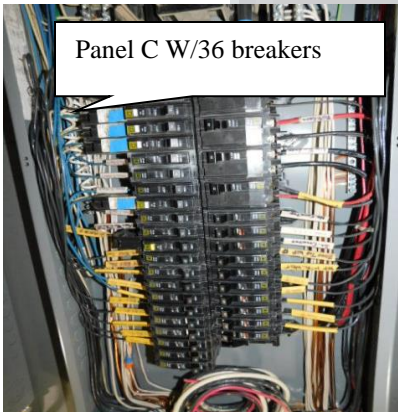
Panel A W/39 breakers



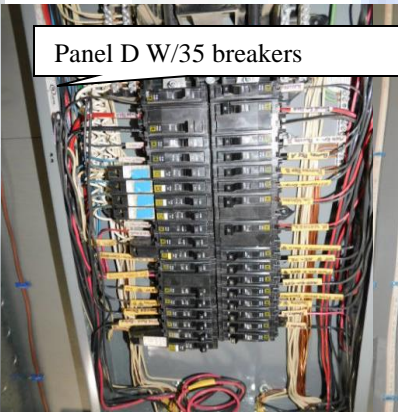
Panel B W/ 38 breakers



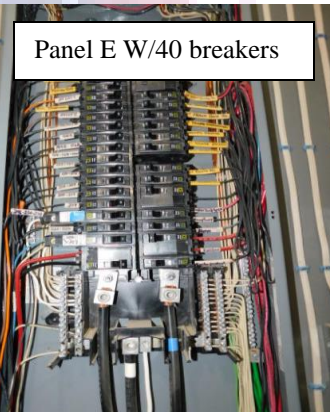
Panel C W/36 breakers



Panel D W/35 breakers



Panel E W/40 breakers



**GENERAL VISUAL CONDITION:** Good

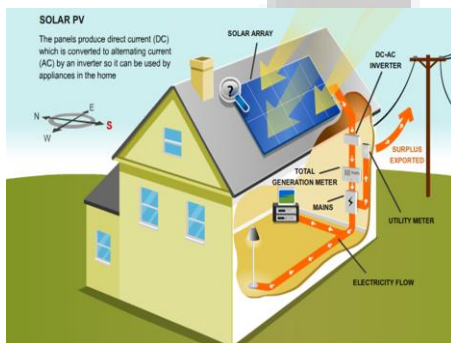
**RECOMMENDATIONS:** The incoming electric service to the house is an underground service with a meter located on the front left corner of the property.



Recommend looking for a Electric Underwriters Certificate for the current electric service as it exists today. This paperwork will also be needed should you ever want to sell the house.

At the time of the inspection the house had a correct orientation for a solar electric system to be installed. This system can save you on future electric bills for many years to come. Recommend considering having this system installed to help lower your electric bills.

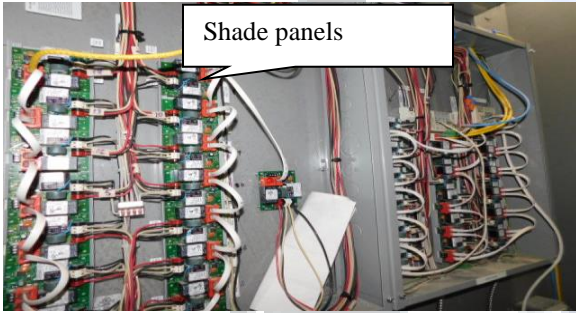
Video how a solar system works: <https://www.youtube.com/watch?v=gZIZqVKSyzk>



Recommend capping the open electric junction box in the basement near the panel.



Recommend placing the panel covers back on the shade panels as this is a potential electric hazard.



All electric outlets were tested during the inspection.

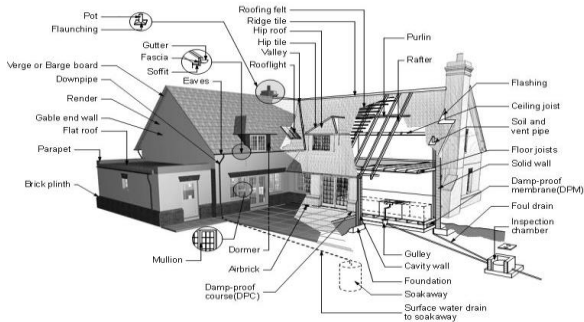
## INTERIOR:

GENERAL VISUAL CONDITION: Good

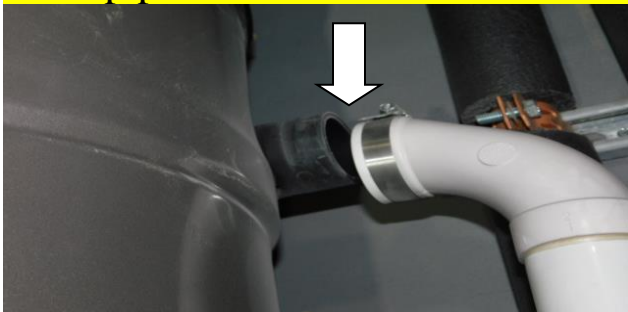
RECOMMENDATIONS: At the time of the inspection the foundation was found to be sound with no structural cracking.

At the time of the inspection the walls in the home did not appear to have any structural cracking.

The home appears to have insulation in the walls as the walls were inspected using the Flair Thermal B2 inspection camera during the inspection.



At the time of the inspection the central vacuum system in the basement of the house had a pipe disconnected. Recommend having this re-connected.



At the time of the inspection the basement was 95% finished thereby limiting visual inspection of structural members (i.e.; girders, floor joists, etc.). A thorough

inspection was made of all accessible areas, but most of the basement was covered and a thorough inspection could not be accomplished due to this.

At the time of the inspection the home had items stored, due to items in the home many areas were unable to be properly inspected. Although this is not uncommon, it is our recommendation to have a through final walkthrough accomplished **by our company prior to closing to look over the home again after all items are removed**. The final walk though should not be taken lightly and the home needs to be looked over in great detail. A check list is provided for you in this report.

Any basement may experience water seepage under the right conditions as they are below grade. The basement of the house has a sump pump and a waste ejector pump. Both were tested and found to be working properly.

The security system was not tested at the time of the inspection. It would be my recommendation to test it at your final walkthrough.

Note all appliances were tested at the time of the inspection. This included 4 washer and dryers in the house and a washer and dryer in the pool house, all stoves, 6 dishwashers, ice makers, wine refrigerators and 2 central vacuum systems.

Recommend adjusting the refrigerator doors at this time.

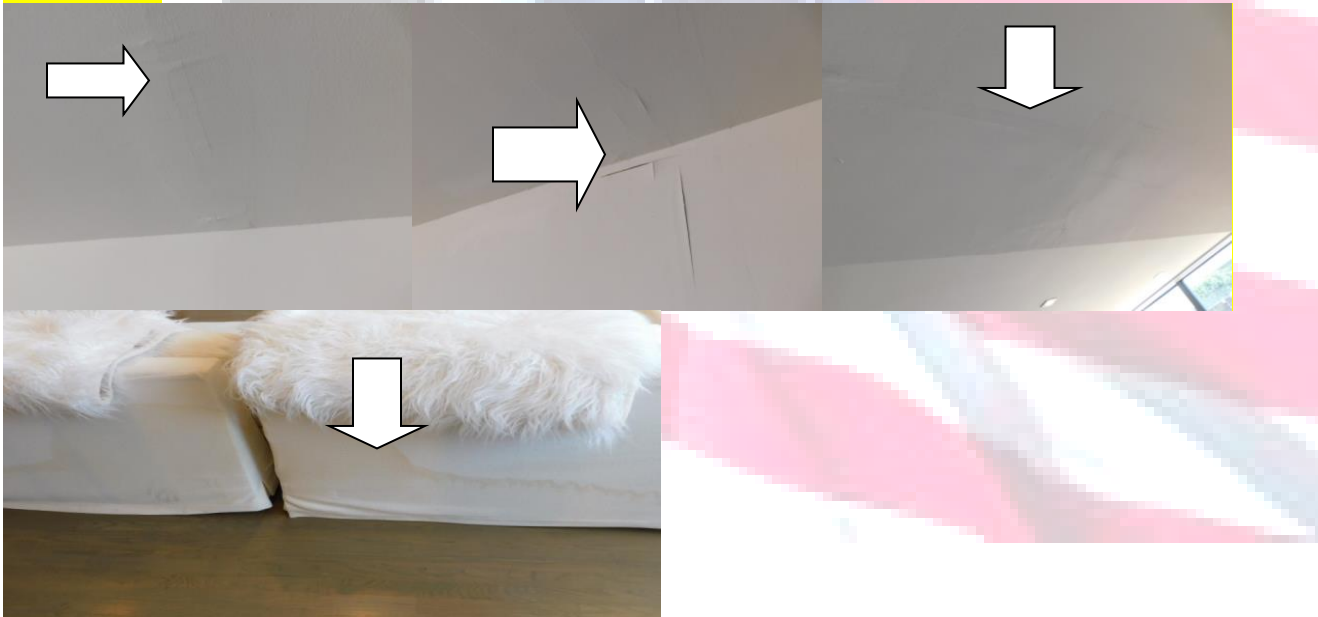
Recommend repairing the ice maker door in the pantry as it was not closing flush.

Recommend securing the loose door handle for the back left door on the 1<sup>st</sup> floor of the house.

Note the kitchen and dining room tables had uneven wood tops? The tables are cut into the concrete floors? Recommend leveling.



At the time of the inspection there was a past leak on the ceiling in the basement. The ceiling was poorly patched. Recommend checking with the owner as to what had leaked and having the ceiling properly patched. The kitchen was located above this area. The area was tested with a moisture meter and thermal and found to be dry at this time.



Recommend any repairs and/or cost estimates are obtained prior to going into full contract. The report is on the condition of the home today and not at any point in the future as things can change at any time.

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### **Additional services:**

**Often, we are asked what does the homeowner have to fix or repair and what do we have to except? We have seen this go many ways:**

- 1) The owner may say put a list together and we will fix or repair items.**
- 2) The owner may say I will fix this and this but not that.**
- 3) The owner may say I will take x number of dollars off, and you repair yourself.**
- 4) The owner may say my house is perfect and I am not fixing anything.**

**We can only tell you what is wrong, it is up to you to talk with your realtor and lawyer about items in the report. We take a great deal of time and pride in preparing your inspection report and wish you the best of luck with your home.**

**PLEASE NOTE THIS INSPECTION REPORT DOES NOT COVER PEST DAMAGE SUCH AS TERMITES, CARPENTER ANTS OR ANY OTHER WOOD BORING INSECTS. North Carolina requires a licensed pest control company to conduct this inspection.**

**Termite mud tubes can form in as little as 48 hours. The time frame from your inspection to the closing may take months. Therefore, it is highly recommended that a 2<sup>nd</sup> termite inspection is conducted on the house just before your closing date.**

**Recommend checking with the current homeowner as to whether the house has had any insect problems in the past and if it has, when was it treated and was all affected wood replaced?**

**Recommend having the current owner disclose in writing any known chronic defects with the home, ie, any past or current wood destroying insect issues, any known water leaks, or issues with major systems of the home. Some issues with the home may not be present during the home inspection and only occur**



at certain times. This information should be provided to you **prior to** going to **contract** to help you with making a more informed decision. This information should then be passed on to us to update the report to add to your contract.

**Recommend accomplishing a thorough walkthrough of the house prior to closing, turning on and operating all systems as well as looking for any signs of water seepage, leaks, and insects. Please note, anything can change from the time of the inspection to the time you close on your new home. If requested, we can come back and assist you. This report should not be considered a guarantee or warranty in any way shape or form as to the current condition of the house defects reported or UN reported.** The inspection should be considered a second set of eyes-only. It is up to you to thoroughly look over what you are buying.

**This inspection is not a mold inspection.**

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

Air Filters, ducts and coils are not inspected as part of a home inspection. It is recommended that you have a duct cleaning company come out and clean and inspect the air ducts prior to closing.

ADDITIONALLY, PLEASE SEE ENCLOSED LITERATURE THAT MAY BE USEFUL TO YOU IN YOUR NEW HOME. FEEL FREE TO CALL OUR OFFICE WITH ANY QUESTIONS YOU MAY HAVE. WE WISH YOU THE BEST OF LUCK IN YOUR NEW HOME.

**COMPONENT LIFE EXPECTANCY:**

Consumers and inspectors and other professionals advising their clients should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

\*\*\*\*\*

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays via sunshine can shorten life expectancy. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be inspected and maintained seasonally.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9

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Report continued on next page.

Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Modern kitchens today are larger and more elaborate. Together with the family room, they now form the “great room.”

CABINETS & STORAGE	YEARS
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

Walls and ceilings last the full lifespan of the home.

CEILINGS & WALLS	YEARS
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70+
Concrete	75+

Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS	YEARS
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

DOORS	YEARS
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Sliding Glass/Patio (exterior)	20 (for roller wheel/track repair/replacement)
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30

Wood (solid-core interior)	30 to 100+
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Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly.

Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER	YEARS
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below to make educated judgments about the materials they inspect.

FASTENERS, CONNECTORS & STEEL	YEARS
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING	YEARS
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS	YEARS
Baseboard Waterproofing System	50

Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40
Permanent Wood Foundation (PWF; treated)	75

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING	YEARS
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	20 to 25
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

\* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25
OIL TANKS	15 to 50
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7



As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY & CONCRETE	YEARS
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-Made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco/EIFS	50+
Veneer	100+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM	YEARS
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

The lifetime of any wood product depends heavily on moisture intrusion.

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Report continued on next page.

PANELS	YEARS
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
<b>Cast-Iron Waste Pipe (above ground)</b>	<b>60</b>
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+

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Report continued on next page.

Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

RADON SYSTEMS	YEARS
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFING	YEARS
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25

Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

SIDINGS, FLASHING & ACCESSORIES	YEARS
Aluminum Siding	25 to 40+
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Siding	60
Vinyl Gutters and Downspouts	25+
Wood/Exterior Shutters	20

Site and landscaping elements have life expectancies that vary dramatically.

SITE & LANDSCAPING	YEARS
American Red Clay	100+
Asphalt Driveway	15 to 20

Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

Swimming pools are comprised of many systems and components, all with varying life expectancies.

SWIMMING POOLS	YEARS
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Vinyl Liner	10
Pool Water Heater	8
Waterline Tile	15+

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	YEARS
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl Windows	20 to 40
Wood	30+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

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Report continued on next page.

**SECTION .1100 -NC HOME INSPECTOR STANDARDS OF PRACTICE AND CODE OF ETHICS .1101SECTION .1100 -NC HOME INSPECTOR STANDARDS OF PRACTICE AND CODE OF ETHICS**

**.1101 DEFINITIONS**

The following definitions apply to this Section:

- (1) “Abnormal” means nontypical or unusual conditions that could cause damage to systems and components of the home.
- (2) “Automatic safety controls” means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions as stated in manufacturer’s instructions.
- (3) “Central air conditioning” means a system that uses ducts to distribute cooled or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.
- (4) “Component” means a readily accessible and visible aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component.
- (5) “Cosmetic damage” means blemishes or defects that do not interfere with the functionality of the component or system.
- (6) “Cross connection” means any physical connection or arrangement between potable water and any source of contamination.
- (7) “Dangerous or adverse situations” means situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.
- (8) “Describe” means report in writing a system or component by its type, or other inspected characteristics, to distinguish it from other systems or components used for the same purpose.
- (9) “Dismantle” means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened by other means and that would not be disassembled by a homeowner in the course of routine household maintenance
- (10) “Enter” means to go into an area to inspect all visible components.
- (11) “Functional drainage” means a drain that empties at a rate equal to or greater than the supply water flow to the fixture.
- (12) “Functional flow” means a usable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.
- (13) “Habitable space” means a space in a building for living, sleeping, eating, or cooking. “Habitable space” does not mean a bathroom, toilet room, closet, or any space used or designed for storage.
- (14) “Harmful” means conditions that cause damage to systems and components of the home.
- (15) “Inspect” means the act of making a visual examination.
- (16) “Installed” means attached or connected such that an item requires tools for removal.
- (17) “Normal operating controls” means homeowner operated devices such as a thermostat, wall switch, or safety switch.
- (18) “On-site water supply quality” means water quality is based on the bacterial, chemical, mineral, and solids content of the water.
- (19) “On-site water supply quantity” means the rate of flow of on-site well water.
- (20) “Operate” means to cause systems or equipment to function.
- (21) “Readily accessible” means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening.
- (22) “Readily openable access panel” means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise

removed by one person; and its edges and fasteners are not painted in place. This definition is limited to those panels within reach standing on the floor or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components.

(23) "Readily visible" means seen by using natural or artificial light without the use of equipment or tools other than a flashlight.

(24) "Representative number" means, for multiple identical components such as windows and electrical outlets, one such component per room; and, for multiple identical exterior components, one such component on each side of the building.

(25) "Roof drainage systems" means gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

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(26) "Shut down" means a piece of equipment or a system that cannot be operated by the device or control provided for homeowner operation. If its safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

(27) "Solid fuel heating device" means any wood, coal, or other similar organic fuel burning device, including fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

(28) "Structural component" means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

(29) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions.

(30) "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

(31) "Under floor crawl space" means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

#### .1102 STANDARDS OF PRACTICE

This Section sets forth the minimum standards of practice required of licensed home inspectors. In this Section, the term "home inspectors" means licensed home inspectors.

#### .1103 PURPOSE AND SCOPE

(a) Home inspections performed according to this Section shall provide the client with an understanding of the property conditions, as inspected at the time of the home inspection.

(b) Home inspectors shall:

(1) provide a written contract, signed by the client, before the home inspection is performed that shall:

(A) State that the home inspection is in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board as set forth in this Section;

(B) State what services shall be provided and the cost; and

(C) When an inspection is for only one or a limited number of systems or components, state that the inspection is

limited to only those systems or components;

(2) inspect readily visible and readily accessible installed systems and components described in Rules .1106 through

.1115 of this Section;

(3) submit a written report, pursuant to G.S. 143-151.58(a), to the client that shall:

(A) Describe those systems and components required to be described in Rules .1106 through .1115 of this Section;

(B) State which systems and components present at the home and designated for inspection in this Section were not inspected, and the reason for not inspecting;

(C) State any systems or components inspected that do not function as intended, allowing for normal wear and

tear, or appear not to function as intended, based upon documented tangible evidence;

(D) Describe each system or component, pursuant to Part (b)(3)(C) of this Rule; state how the condition is defective; explain the implications of defective conditions reported; and direct the client to a course of action for repair, monitoring, or further investigation by a specialist;

(E) State the name, license number, and signature of the person conducting the inspection.

(4) submit a summary page(s) pursuant to G.S. 143-151.58(a1).

(c) Home inspectors may:

(1) report observations and conditions, including safety or habitability concerns, or render opinions of items in addition to those required in Paragraph (b) of this Rule; or

(2) exclude systems and components from the inspection if requested by the client, and so stated in the written Contract

#### .1104 GENERAL LIMITATIONS

(a) Home inspections done in accordance with this Section are not technically exhaustive.

(b) This Section applies to buildings with four or fewer dwelling units, and individually owned residential units within

multi-family buildings, and their attached garages or carports.

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#### .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 installed; or

(11) The presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule.

(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 mold, 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) Determine House Energy Ratings (HER), insulation R values, system or component efficiencies;
  - (10) Inspect heat recovery and similar whole house ventilation systems;
  - (11) Predict future condition, including failure of components;
  - (12) Project operating costs of components;
  - (13) Evaluate acoustical characteristics of any system or component;
  - (14) Inspect equipment or accessories that are not listed as components to be inspected in this Section; or
  - (15) 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 that 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 Standards of Practice.

#### .1106 STRUCTURAL COMPONENTS

- (a) The home inspector shall inspect structural components including:
- (1) Foundation;
  - (2) Floors;
  - (3) Walls;
  - (4) Columns or piers;
  - (5) Ceilings; and
  - (6) Roofs.
- (b) The home inspector shall describe the type of:
- (1) Foundation;
  - (2) Floor structure;
  - (3) Wall structure;
  - (4) Columns or piers;
  - (5) Ceiling structure; and
  - (6) Roof structure.
- (c) The home inspector shall:
- (1) Probe structural components where deterioration is suspected;
  - (2) Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected;
  - (3) Report the methods used to inspect under floor crawl spaces and attics; and
  - (4) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

#### .1107 EXTERIOR

- (a) The home inspector shall inspect:
- (1) Wall cladding, flashings, and trim;
  - (2) Entryway doors and a representative number of windows;
  - (3) Garage door operators;
  - (4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings;
  - (5) Eaves, soffits, and fascias;
  - (6) Driveways, patios, walkways, and retaining walls; and
  - (7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building.

(b) The home inspector shall:

- (1) Describe wall cladding materials;
- (2) Operate all entryway doors;
- (3) Operate garage doors manually or by using installed controls for any garage door operator;
- (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and
- (5) Probe exterior wood components where deterioration is suspected.

(c) The home inspector is not required to inspect:

- (1) Storm windows, storm doors, screening, shutters, and awnings;
- (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 required 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

(a) The home inspector shall inspect:

- (1) Roof coverings;
- (2) Roof drainage systems;
- (3) Flashings;
- (4) Skylights, chimneys, and roof penetrations; and
- (5) Signs of leaks or abnormal condensation on building components.

(b) The home inspector shall:

- (1) Describe the type of roof covering materials; and
- (2) Report the methods used to inspect the roofing.

(c) The home inspector is not required to:

- (1) Walk on the roofing; or
- (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors.

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#### .1109 PLUMBING

(a) The home inspector shall inspect:

- (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections;
- (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and

pipe insulation; leaks; and functional drainage;

(3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents;

(4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and

(5) Sump pumps.

(b) The home inspector shall describe:

(1) Water supply and distribution piping materials;

(2) Drain, waste, and vent piping materials;

(3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and

(4) The location of any main water supply shutoff device.

(c) The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to

the house, except where the flow end of the faucet is connected to an appliance.

(d) The home inspector is not required to:

(1) State the requirement for or effectiveness of anti-siphon devices;

(2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices;

(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, whirlpools, or air jet tubs except as to functional flow and functional drainage;

(G) Swimming pools;

(H) Solar water heating equipment; or

(I) Fixture overflow devices or shower pan liners;

(6) Inspect the system for proper sizing, design, or use of materials.

(7) Report on the absence or presence of thermal expansion tanks; or,

(8) Report on the adequacy of the reported water heater capacity.

#### .1110 ELECTRICAL

(a) The home inspector shall inspect:

(1) Electrical service entrance conductors;

(2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard

enclosures unless unsafe conditions are reported;

(3) Amperage and voltage ratings of the electrical service;

(4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported;

(5) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;

(6) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;

(7) The operation of ground fault circuit interrupters; and

(8) Smoke detectors and installed carbon monoxide alarms.

(b) The home inspector shall describe:

(1) Electrical service amperage and voltage;

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- (2) Electrical service entry conductor materials;
  - (3) The electrical service type as being overhead or underground; and
  - (4) The location of main and distribution panels.
- (c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.
- (d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.
- (e) 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 panelboard enclosures; or
  - (4) Inspect:
    - (A) Low voltage systems;
    - (B) Security systems and heat detectors;
    - (C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;
    - (D) Built-in vacuum equipment;
    - (E) Back up electrical generating equipment;
    - (F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;
    - (G) Battery or electrical automotive charging systems; or
    - (H) Electrical systems to swimming pools or spas, including bonding and grounding.

#### .1111 HEATING

- (a) The home inspector shall inspect permanently installed heating systems including:
- (1) Heating equipment;
  - (2) Normal operating controls;
  - (3) Automatic safety controls;
  - (4) Chimneys, flues, and vents, where readily visible;
  - (5) Solid fuel heating devices;
  - (6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
  - (7) The presence or absence of an installed heat source for each habitable space.
- (b) The home inspector shall describe the:
- (1) Energy source; and
  - (2) Heating equipment and distribution type.
- (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.
- (d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed.
- (e) The home inspector is not required to:
- (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection;
  - (2) Operate automatic safety controls;

- (3) Ignite or extinguish solid fuel fires; or
  - (4) Ignite a pilot light; or
  - (5) Inspect:
    - (A) The interior of flues;
    - (B) Fireplace insert flue connections;
    - (C) Heat exchanges;
    - (D) Humidifiers;
    - (E) Electronic air filters;
    - (F) The uniformity or adequacy of heat supply to the various rooms; or
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- (G) Solar space heating equipment.

### .1112 AIR CONDITIONING

- (a) The home inspector shall inspect:
  - (1) Central air conditioning and through-the-wall ductless installed cooling systems including:
    - (A) Cooling and air handling equipment; and
    - (B) Normal operating controls.
  - (2) Cooling distribution systems including:
    - (A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; and
    - (B) The presence or absence of an installed cooling source for each habitable space.
- (b) The home inspector shall describe the:
  - (1) Energy sources; and
  - (2) Cooling equipment type.
- (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.
- (d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed.
- (e) 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 rooms.

### .1113 INTERIORS

- (a) The home inspector shall inspect:
  - (1) Walls, ceiling, and floors;
  - (2) Steps, stairways, balconies, and railings;
  - (3) Counters and a representative number of built-in cabinets; and
  - (4) A representative number of doors and windows.
- (b) The home inspector shall:
  - (1) Operate a representative number of windows and interior doors; and
  - (2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
- (c) 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; or
- (4) Coatings on and hermetic seals between panes of glass in windows and doors.

#### .1114 INSULATION AND VENTILATION

(a) The home inspector shall inspect:

- (1) Insulation and vapor retarders in unfinished spaces;
- (2) Ventilation of attics and foundation areas;
- (3) Kitchen, bathroom, and laundry venting systems; and
- (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

(b) The home inspector shall describe:

- (1) Insulation in unfinished spaces; and
- (2) The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on:

- (1) Concealed insulation and vapor retarders; or
- (2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice.

(d) The home inspector shall:

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- (1) Move insulation where readily visible evidence indicates a problem; and
- (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

#### .1115 BUILT-IN KITCHEN APPLIANCES

(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances:

- (1) Installed dishwasher(s), through a complete cycle;
- (2) Range(s), cook top(s), and permanently installed oven(s);
- (3) Trash compactor(s);
- (4) Garbage disposal(s);
- (5) Ventilation equipment or range hood(s); and
- (6) Installed microwave oven(s).

(b) The home inspector is not required to inspect:

- (1) Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation;
- (2) Non built-in appliances; or
- (3) Refrigeration units.

(c) The home inspector is not required to operate:

- (1) Appliances in use; or
- (2) Any appliance that is shut down or otherwise inoperable.

**DEFINITIONS** The following definitions apply to this Section: (1) “Abnormal” means nontypical or unusual conditions that could cause damage to systems and components of the home. (2) “Automatic safety controls” means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions as stated in manufacturer’s instructions. (3) “Central air conditioning” means a system that uses ducts to distribute cooled or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet. (4) “Component” means a readily accessible and visible aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component. (5) “Cosmetic damage” means blemishes or defects that do not interfere with the functionality of the component or system. (6) “Cross connection” means any physical

connection or arrangement between potable water and any source of contamination. (7) “Dangerous or adverse situations” means situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment. (8) “Describe” means report in writing a system or component by its type, or other inspected characteristics, to distinguish it from other systems or components used for the same purpose. (9) “Dismantle” means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened by other means and that would not be disassembled by a homeowner in the course of routine household maintenance (10) “Enter” means to go into an area to inspect all visible components. (11) “Functional drainage” means a drain that empties at a rate equal to or greater than the supply water flow to the fixture. (12) “Functional flow” means a usable flow at the highest fixture in a dwelling when another fixture is operated simultaneously. (13) “Habitable space” means a space in a building for living, sleeping, eating, or cooking. “Habitable space” does not mean a bathroom, toilet room, closet, or any space used or designed for storage. (14) “Harmful” means conditions that cause damage to systems and components of the home. (15) “Inspect” means the act of making a visual examination. (16) “Installed” means attached or connected such that an item requires tools for removal. (17) “Normal operating controls” means homeowner operated devices such as a thermostat, wall switch, or safety switch. (18) “On-site water supply quality” means water quality is based on the bacterial, chemical, mineral, and solids content of the water. (19) “On-site water supply quantity” means the rate of flow of on-site well water. (20) “Operate” means to cause systems or equipment to function. (21) “Readily accessible” means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening. (22) “Readily openable access panel” means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person; and its edges and fasteners are not painted in place. This definition is limited to those panels within reach standing on the floor or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components. (23) “Readily visible” means seen by using natural or artificial light without the use of equipment or tools other than a flashlight. (24) “Representative number” means, for multiple identical components such as windows and electrical outlets, one such component per room; and, for multiple identical exterior components, one such component on each side of the building. (25) “Roof drainage systems” means gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building. October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 19 of 38 (26) “Shut down” means a piece of equipment or a system that cannot be operated by the device or control provided for homeowner operation. If its safety switch or circuit breaker is in the “off” position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system. (27) “Solid fuel heating device” means any wood, coal, or other similar organic fuel burning device, including fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices. (28) “Structural component” means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). (29) “System” means a combination of interacting or interdependent components, assembled to carry out one or more functions. (30) “Technically exhaustive” means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations. (31) “Under floor crawl space” means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

.1102 STANDARDS OF PRACTICE This Section sets forth the minimum standards of practice required of licensed home inspectors .In this Section, the term “home inspectors” means licensed home inspectors.

.1103 PURPOSE AND SCOPE (a) Home inspections performed according to this Section shall provide the client with an understanding of the property conditions, as inspected at the time of the home inspection. (b) Home inspectors shall: (1) provide a written contract, signed by the client, before the home inspection is performed that shall: (A) State that the home inspection is in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board as set forth in this Section; (B) State what services shall be provided and the cost; and (C) When an inspection is for only one or a limited number of systems or components, state that the inspection is limited to only those systems or components; (2) inspect readily visible and readily accessible installed systems and components described in Rules .1106 through .1115 of

this Section; (3) submit a written report, pursuant to G.S. 143-151.58(a), to the client that shall: (A) Describe those systems and components required to be described in Rules .1106 through .1115 of this Section; (B) State which systems and components present at the home and designated for inspection in this Section were not inspected, and the reason for not inspecting; (C) State any systems or components inspected that do not function as intended, allowing for normal wear and tear, or appear not to function as intended, based upon documented tangible evidence; (D) Describe each system or component, pursuant to Part (b)(3)(C) of this Rule; state how the condition is defective; explain the implications of defective conditions reported; and direct the client to a course of action for repair, monitoring, or further investigation by a specialist; (E) State the name, license number, and signature of the person conducting the inspection. (4) submit a summary page(s) pursuant to G.S. 143-151.58(a1). (c) Home inspectors may: (1) report observations and conditions, including safety or habitability concerns, or render opinions of items in addition to those required in Paragraph (b) of this Rule; or (2) exclude systems and components from the inspection if requested by the client, and so stated in the written contract.

.1104 GENERAL LIMITATIONS (a) Home inspections done in accordance with this Section are not technically exhaustive. (b) This Section applies to buildings with four or fewer dwelling units, and individually owned residential units within multi-family buildings, and their attached garages or carports. October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 20 of 38

.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 installed; or (11) The presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule. (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 mold, 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) Determine House Energy Ratings (HER), insulation R values, system or component efficiencies; (10) Inspect heat recovery and similar whole house ventilation systems; (11) Predict future condition, including failure of components; (12) Project operating costs of components; (13) Evaluate acoustical characteristics of any system or component; (14) Inspect equipment or accessories that are not listed as components to be inspected in this Section; or (15) 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 that 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 Standards of Practice.

.1106 STRUCTURAL COMPONENTS (a) The home inspector shall inspect structural components including: (1) Foundation; (2) Floors; (3) Walls; (4) Columns or piers; (5) Ceilings; and (6) Roofs. (b) The home inspector shall describe the type of: (1) Foundation; (2) Floor structure; (3) Wall structure; (4) Columns or piers; (5) Ceiling structure; and (6) Roof structure. (c) The home inspector



shall: (1) Probe structural components where deterioration is suspected; (2) Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; (3) Report the methods used to inspect under floor crawl spaces and attics; and (4) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

.1107 EXTERIOR (a) The home inspector shall inspect: (1) Wall cladding, flashings, and trim; (2) Entryway doors and a representative number of windows; (3) Garage door operators; (4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings; (5) Eaves, soffits, and fascias; (6) Driveways, patios, walkways, and retaining walls; and (7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building. (b) The home inspector shall: (1) Describe wall cladding materials; (2) Operate all entryway doors; (3) Operate garage doors manually or by using installed controls for any garage door operator; (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and (5) Probe exterior wood components where deterioration is suspected. (c) The home inspector is not required to inspect: (1) Storm windows, storm doors, screening, shutters, and awnings; (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 required 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 (a) The home inspector shall inspect: (1) Roof coverings; (2) Roof drainage systems; (3) Flashings; (4) Skylights, chimneys, and roof penetrations; and (5) Signs of leaks or abnormal condensation on building components. (b) The home inspector shall: (1) Describe the type of roof covering materials; and (2) Report the methods used to inspect the roofing. (c) The home inspector is not required to: (1) Walk on the roofing; or (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors. October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 22 of 38 .

1109 PLUMBING (a) The home inspector shall inspect: (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; (3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; (4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and (5) Sump pumps. (b) The home inspector shall describe: (1) Water supply and distribution piping materials; (2) Drain, waste, and vent piping materials; (3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and (4) The location of any main water supply shutoff device. (c) The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. (d) The home inspector is not required to: (1) State the requirement for or effectiveness of anti-siphon devices; (2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices; (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, whirlpools, or air jet tubs except as to functional flow and functional drainage; (G) Swimming pools; (H) Solar water heating equipment; or (I) Fixture overflow devices or shower pan liners; (6) Inspect the system for proper sizing, design, or use of materials. (7) Report on the absence or presence of thermal expansion tanks; or, (8) Report on the adequacy of the reported water heater capacity.

.1110 ELECTRICAL (a) The home inspector shall inspect: (1) Electrical service entrance conductors; (2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; (3) Amperage and voltage ratings of the electrical service;

(4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; (5) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; (6) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; (7) The operation of ground fault circuit interrupters; and (8) Smoke detectors and installed carbon monoxide alarms. (b) The home inspector shall describe: (1) Electrical service amperage and voltage; October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 23 of 38 (2) Electrical service entry conductor materials; (3) The electrical service type as being overhead or underground; and (4) The location of main and distribution panels. (c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring. (d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system. (e) 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 panelboard enclosures; or (4) Inspect: (A) Low voltage systems; (B) Security systems and heat detectors; (C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; (D) Built-in vacuum equipment; (E) Back up electrical generating equipment; (F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power; (G) Battery or electrical automotive charging systems; or (H) Electrical systems to swimming pools or spas, including bonding and grounding.

.1111 HEATING (a) The home inspector shall inspect permanently installed heating systems including: (1) Heating equipment; (2) Normal operating controls; (3) Automatic safety controls; (4) Chimneys, flues, and vents, where readily visible; (5) Solid fuel heating devices; (6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and (7) The presence or absence of an installed heat source for each habitable space. (b) The home inspector shall describe the: (1) Energy source; and (2) Heating equipment and distribution type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed. (e) The home inspector is not required to: (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; (2) Operate automatic safety controls; (3) Ignite or extinguish solid fuel fires; or (4) Ignite a pilot light; or (5) Inspect: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Heat exchanges; (D) Humidifiers; (E) Electronic air filters; (F) The uniformity or adequacy of heat supply to the various rooms; or October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 24 of 38 (G) Solar space heating equipment.

.1112 AIR CONDITIONING (a) The home inspector shall inspect: (1) Central air conditioning and through-the-wall ductless installed cooling systems including: (A) Cooling and air handling equipment; and (B) Normal operating controls. (2) Cooling distribution systems including: (A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; and (B) The presence or absence of an installed cooling source for each habitable space. (b) The home inspector shall describe the: (1) Energy sources; and (2) Cooling equipment type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed. (e) 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 rooms.

1113 INTERIORS (a) The home inspector shall inspect: (1) Walls, ceiling, and floors; (2) Steps, stairways, balconies, and railings; (3) Counters and a representative number of built-in cabinets; and (4) A representative number of doors and windows. (b) The home inspector shall: (1) Operate a representative number of windows and interior doors; and (2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (c) 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; or (4) Coatings on and hermetic seals between panes of glass in windows and doors. .

1114 INSULATION AND VENTILATION (a) The home inspector shall inspect: (1) Insulation and vapor retarders in unfinished spaces; (2) Ventilation of attics and foundation areas; (3) Kitchen, bathroom, and laundry venting systems; and (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. (b) The home inspector shall describe: (1) Insulation in unfinished spaces; and (2) The absence of insulation in unfinished space at conditioned surfaces. (c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or (2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice. (d) The home inspector shall: October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 25 of 38 (1) Move insulation where readily visible evidence indicates a problem; and (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors. .

1115 BUILT-IN KITCHEN APPLIANCES (a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances: (1) Installed dishwasher(s), through a complete cycle; (2) Range(s), cook top(s), and permanently installed oven(s); (3) Trash compactor(s); (4) Garbage disposal(s); (5) Ventilation equipment or range hood(s); and (6) Installed microwave oven(s). (b) The home inspector is not required to inspect: (1) Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; (2) Non built-in appliances; or (3) Refrigeration units. (c) The home inspector is not required to operate: (1) Appliances in use; or (2) Any appliance that is shut down or otherwise inoperable.

#### SECTION .1100 -NC HOME INSPECTOR STANDARDS OF PRACTICE AND CODE OF ETHICS

.1101 DEFINITIONS The following definitions apply to this Section: (1) “Abnormal” means nontypical or unusual conditions that could cause damage to systems and components of the home. (2) “Automatic safety controls” means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions as stated in manufacturer’s instructions. (3) “Central air conditioning” means a system that uses ducts to distribute cooled or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet. (4) “Component” means a readily accessible and visible aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component. (5) “Cosmetic damage” means blemishes or defects that do not interfere with the functionality of the component or system. (6) “Cross connection” means any physical connection or arrangement between potable water and any source of contamination. (7) “Dangerous or adverse situations” means situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment. (8) “Describe” means report in writing a system or component by its type, or other inspected characteristics, to distinguish it from other systems or components used for the same purpose. (9) “Dismantle” means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or fastened by other means and that would not be disassembled by a homeowner in the course of routine household maintenance (10) “Enter” means to go into an area to inspect all visible components. (11) “Functional drainage” means a drain that empties at a rate equal to or greater than the supply water flow to the fixture. (12) “Functional flow” means a usable flow at the highest fixture in a dwelling when another fixture is operated simultaneously. (13) “Habitable space” means a space in a building for living, sleeping, eating, or cooking. “Habitable space” does not

mean a bathroom, toilet room, closet, or any space used or designed for storage. (14) “Harmful” means conditions that cause damage to systems and components of the home. (15) “Inspect” means the act of making a visual examination. (16) “Installed” means attached or connected such that an item requires tools for removal. (17) “Normal operating controls” means homeowner operated devices such as a thermostat, wall switch, or safety switch. (18) “On-site water supply quality” means water quality is based on the bacterial, chemical, mineral, and solids content of the water. (19) “On-site water supply quantity” means the rate of flow of on-site well water. (20) “Operate” means to cause systems or equipment to function. (21) “Readily accessible” means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening. (22) “Readily openable access panel” means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person; and its edges and fasteners are not painted in place. This definition is limited to those panels within reach standing on the floor or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components. (23) “Readily visible” means seen by using natural or artificial light without the use of equipment or tools other than a flashlight. (24) “Representative number” means, for multiple identical components such as windows and electrical outlets, one such component per room; and, for multiple identical exterior components, one such component on each side of the building. (25) “Roof drainage systems” means gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building. October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 19 of 38 (26) “Shut down” means a piece of equipment or a system that cannot be operated by the device or control provided for homeowner operation. If its safety switch or circuit breaker is in the “off” position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system. (27) “Solid fuel heating device” means any wood, coal, or other similar organic fuel burning device, including fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices. (28) “Structural component” means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). (29) “System” means a combination of interacting or interdependent components, assembled to carry out one or more functions. (30) “Technically exhaustive” means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations. (31) “Under floor crawl space” means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

.1102 STANDARDS OF PRACTICE This Section sets forth the minimum standards of practice required of licensed home inspectors. In this Section, the term “home inspectors” means licensed home inspectors.

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addition to those required in Paragraph (b) of this Rule; or (2) exclude systems and components from the inspection if requested by the client, and so stated in the written contract. .

1104 GENERAL LIMITATIONS (a) Home inspections done in accordance with this Section are not technically exhaustive. (b) This Section applies to buildings with four or fewer dwelling units, and individually owned residential units within multi-family buildings, and their attached garages or carports. October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 20 of 38 .

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 installed; or (11) The presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule. (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 mold, 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) Determine House Energy Ratings (HER), insulation R values, system or component efficiencies; (10) Inspect heat recovery and similar whole house ventilation systems; (11) Predict future condition, including failure of components; (12) Project operating costs of components; (13) Evaluate acoustical characteristics of any system or component; (14) Inspect equipment or accessories that are not listed as components to be inspected in this Section; or (15) 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 that 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 Standards of Practice. .

1106 STRUCTURAL COMPONENTS (a) The home inspector shall inspect structural components including: (1) Foundation; (2) Floors; (3) Walls; (4) Columns or piers; (5) Ceilings; and (6) Roofs. (b) The home inspector shall describe the type of: (1) Foundation; (2) Floor structure; (3) Wall structure; (4) Columns or piers; October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 21 of 38 (5) Ceiling structure; and (6) Roof structure. (c) The home inspector shall: (1) Probe structural components where deterioration is suspected; (2) Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; (3) Report the methods used to inspect under floor crawl spaces and attics; and (4) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. .

1107 EXTERIOR (a) The home inspector shall inspect: (1) Wall cladding, flashings, and trim; (2) Entryway doors and a representative number of windows; (3) Garage door operators; (4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings; (5) Eaves, soffits, and fascias; (6) Driveways, patios, walkways, and retaining walls; and (7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building. (b) The home inspector shall: (1) Describe wall cladding materials;

(2) Operate all entryway doors; (3) Operate garage doors manually or by using installed controls for any garage door operator; (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and (5) Probe exterior wood components where deterioration is suspected. (c) The home inspector is not required to inspect: (1) Storm windows, storm doors, screening, shutters, and awnings; (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 required 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 (a) The home inspector shall inspect: (1) Roof coverings; (2) Roof drainage systems; (3) Flashings; (4) Skylights, chimneys, and roof penetrations; and (5) Signs of leaks or abnormal condensation on building components. (b) The home inspector shall: (1) Describe the type of roof covering materials; and (2) Report the methods used to inspect the roofing. (c) The home inspector is not required to: (1) Walk on the roofing; or (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors. October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 22 of 38 .

1109 PLUMBING (a) The home inspector shall inspect: (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; (3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; (4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and (5) Sump pumps. (b) The home inspector shall describe: (1) Water supply and distribution piping materials; (2) Drain, waste, and vent piping materials; (3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and (4) The location of any main water supply shutoff device. (c) The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. (d) The home inspector is not required to: (1) State the requirement for or effectiveness of anti-siphon devices; (2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices; (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, whirlpools, or air jet tubs except as to functional flow and functional drainage; (G) Swimming pools; (H) Solar water heating equipment; or (I) Fixture overflow devices or shower pan liners; (6) Inspect the system for proper sizing, design, or use of materials. (7) Report on the absence or presence of thermal expansion tanks; or, (8) Report on the adequacy of the reported water heater capacity.

.1110 ELECTRICAL (a) The home inspector shall inspect: (1) Electrical service entrance conductors; (2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; (3) Amperage and voltage ratings of the electrical service; (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; (5) The operation of a representative number of installed ceiling fans ,lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; (6) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; (7) The operation of ground fault circuit interrupters; and (8) Smoke detectors and installed carbon monoxide alarms. (b) The home inspector shall describe: (1) Electrical service amperage and voltage; October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 23 of 38 (2) Electrical service entry conductor materials; (3) The electrical service type as being overhead or underground; and (4) The location of main and distribution panels. (c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum

branch circuit wiring. (d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system. (e) 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 panelboard enclosures; or (4) Inspect: (A) Low voltage systems; (B) Security systems and heat detectors; (C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; (D) Built-in vacuum equipment; (E) Back up electrical generating equipment; (F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power; (G) Battery or electrical automotive charging systems; or (H) Electrical systems to swimming pools or spas, including bonding and grounding.

.1111 HEATING (a) The home inspector shall inspect permanently installed heating systems including: (1) Heating equipment; (2) Normal operating controls; (3) Automatic safety controls; (4) Chimneys, flues, and vents, where readily visible; (5) Solid fuel heating devices; (6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and (7) The presence or absence of an installed heat source for each habitable space. (b) The home inspector shall describe the: (1) Energy source; and (2) Heating equipment and distribution type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed. (e) The home inspector is not required to: (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; (2) Operate automatic safety controls; (3) Ignite or extinguish solid fuel fires; or (4) Ignite a pilot light; or (5) Inspect: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Heat exchanges; (D) Humidifiers; (E) Electronic air filters; (F) The uniformity or adequacy of heat supply to the various rooms; or October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 24 of 38 (G) Solar space heating equipment.

.1112 AIR CONDITIONING (a) The home inspector shall inspect: (1) Central air conditioning and through-the-wall ductless installed cooling systems including: (A) Cooling and air handling equipment; and (B) Normal operating controls. (2) Cooling distribution systems including: (A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; and (B) The presence or absence of an installed cooling source for each habitable space. (b) The home inspector shall describe the: (1) Energy sources; and (2) Cooling equipment type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed. (e) 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 rooms. .1113 INTERIORS (a) The home inspector shall inspect: (1) Walls, ceiling, and floors; (2) Steps, stairways, balconies, and railings; (3) Counters and a representative number of built-in cabinets; and (4) A representative number of doors and windows. (b) The home inspector shall: (1) Operate a representative number of windows and interior doors; and (2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (c) 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; or (4) Coatings on and hermetic seals between panes of glass in windows and doors. .1114 INSULATION AND VENTILATION (a) The home inspector shall inspect: (1) Insulation and vapor retarders in unfinished spaces; (2) Ventilation of attics and foundation areas; (3) Kitchen, bathroom, and laundry venting systems; and (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. (b) The home inspector shall describe: (1)

Insulation in unfinished spaces; and (2) The absence of insulation in unfinished space at conditioned surfaces. (c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or (2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice. (d) The home inspector shall: October 1, 2022 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 25 of 38 (1) Move insulation where readily visible evidence indicates a problem; and (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

.1115 BUILT-IN KITCHEN APPLIANCES (a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances: (1) Installed dishwasher(s), through a complete cycle; (2) Range(s), cook top(s), and permanently installed oven(s); (3) Trash compactor(s); (4) Garbage disposal(s); (5) Ventilation equipment or range hood(s); and (6) Installed microwave oven(s). (b) The home inspector is not required to inspect: (1) Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; (2) Non built-in appliances; or (3) Refrigeration units. (c) The home inspector is not required to operate: (1) Appliances in use; or (2) Any appliance that is shut down or otherwise inoperable.



## API Final Walk-Through Checklist:

This is a service we offer for you if requested we can assist you with this.

**The walkthrough should not be taken lightly. (I cannot stress this enough) Anything can change from the date of the last inspection. No one can predict when something will break or leak. This is your responsibility, you and your realtor should follow this checklist and go back over each and every system and check it off the list. If something has changed and is not working you need to bring it up to the lawyer now! And explain what is not working and how it has changed. Also all items are out of the house so all walls and floors need to be checked now.**

Ensure that requested repairs have been made		
Have all the repairs you requested in your sales agreement been made?	Yes	No
Do you have all warranties and/or bills for repairs made?	Yes	No



Notes:

**Check for items you purchased with the house**

Drapes	Yes	No
Appliances	Yes	No
Lighting	Yes	No
Furnishings	Yes	No
Hot tub or sauna	Yes	No
Play structures	Yes	No
Remote control devices for ceiling fans, alarms, garage doors	Yes	No
Owner's manuals for appliances and home systems (air conditioning, heating, fireplace units, alarm systems, etc.)	Yes	No
Other:	Yes	No

Notes:

**Check window and doors**

Do the doors open and close properly?	Yes	No
Do the windows open and close properly?	Yes	No

Do the windows latch?	Yes	No
Are any windows missing screens?	Yes	No
Are there any missing storm windows?	Yes	No
Is there condensation in double-paned windows?	Yes	No
Are there any broken windows?	Yes	No
Notes:		

<b>Check for mold and water damage</b>		
Do the windows have signs of mold?	Yes	No
Are there signs of mold or water damage under the kitchen sink?	Yes	No
Are there signs of mold or water damage in the bathroom?	Yes	No
Are there signs of mold or water damage around the refrigerator area?	Yes	No
Are there signs of mold or water damage around the washer/dryer area?	Yes	No
Are there signs of mold or water damage around the water heater?	Yes	No
Notes:		

Note: Mold can begin growing within 48 hours and water damage can occur at any time. So, even if your physical inspector did not find signs of mold or water damage, you should look for these during the final walk-through.

**Check appliances and systems,** This is the time that you should operate all appliances for a full cycle.

Start the dishwasher when you come in. Can it complete its full cycle? Pump and drain properly. No leaks noted ? ____??	Yes	No
Test the air conditioner. Does the thermostat work? Does the system blow cool air at all registers?	Yes	No
Test the heating system work. Does it get hot? Did you test all registers or steam/baseboards?	Yes	No
Flip on overhead fans. Do they work?	Yes	No
Test the water heater. Is the water from faucets hot?	Yes	No
Does the doorbell work?	Yes	No
Does the alarm work?	Yes	No
Does the intercom work?	Yes	No
Does the garage door open and close smoothly and quietly?	Yes	No
Does the washer work? Does it drain properly?	Yes	No
Does the dryer work?	Yes	No
Does the stove work (check all burners and oven)?	Yes	No
Does the built-in microwave oven work?	Yes	No
Does the damper in the fireplace work?	Yes	No
Does the gas come on in the gas fireplace?	Yes	No
Does the fan work in the gas fireplace?	Yes	No

Notes:

**Check interior floors, walls, and ceilings**

Are there water stains on the ceiling (especially below bathrooms)?	Yes	No
Have any walls been damaged by movers?	Yes	No
Are handrails in stairways secured?	Yes	No
Have floors been damaged by movers?	Yes	No
Have the floors been damaged by pets?	Yes	No
Any hidden damage owner covered?		

Notes:

**Check for leaks and plumbing problems**

Flush all toilets. Do they run, empty slowly, or leak?	Yes	No
Check all faucets. Do they leak?	Yes	No
Fill the sinks. Do they drain properly?	Yes	No
Fill the tubs. Do they drain properly?	Yes	No
Do the overflows on the tubs work?	Yes	No
Do the tub jets work? (Spa tubs only)?	Yes	No
Turn on all showers. Do they drain properly?	Yes	No

Check the basement. Look at the floor, walls, and any exposed plumbing. Are there signs of leaks?	Yes	No
Are there any external signs of water leaks into the basement?		
Notes:		

<b>Check electric</b>		
Turn on all lights. Do they work?	Yes	No
Check plate covers. Are they damaged or missing?	Yes	No
Check the kitchen and bathroom outlets. Are there GFCI outlets next to the sinks and other water sources?	Yes	No
Inspect the circuit breaker box. Are all the circuits labeled?	Yes	No

<b>Check exterior</b>		
Is the landscape as you expected it?	Yes	No
Turn on the sprinklers. Do they work?	Yes	No
Notes:		

<b>Check attic and other storage places</b>		
Is it empty?	Yes	No
Is there any signs of water leaks		

Do you see signs of pests?	Yes	No
Notes:		

<b>Check for cleanliness</b>		
Is the property clean overall?	Yes	No
Is all personal property not included in the sale removed?	Yes	No
Are there signs of bug infestations?	Yes	No
Is all debris removed?	Yes	No
Swimming pool and or hot tub, test pool lights/ pool heater and pump system Is everything working properly?	Yes	No