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RESIDENTIAL REPORT

402 Opie Frazier Rd
Henderson, NC 27537

Caron Jones

03/15/2023



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Realty World Carolina Properties

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

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.

- ⊖ 2.1.1 Roof - Coverings: Multiple Defects
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- ⊖ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
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- ⊖ 12.2.1 Attached Garage - Electric in Garage: Missing GFCI-Protection in Garage
- ⊖ 13.2.1 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Crawlspace Door - Not Sealed
- ⊖ 13.2.2 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Multiple Defects
- ⊖ 13.6.1 Basement, Foundation, Crawlspace & Structure - Vapor Barrier: None installed

1: INSPECTION DETAILS

Information

Occupancy Vacant	In Attendance Client's Agent, Home Owner, Client	Age of Home (Based on Listing) 59 years
Style Ranch	Type of Building Detached, Single Family	Temperature (approximate) 45 Fahrenheit (F)
Weather Conditions Party Cloudy, Cold		

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

REPLACE THIS VIDEO OF ME WITH YOU talking about what r...



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Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

2: ROOF

Information

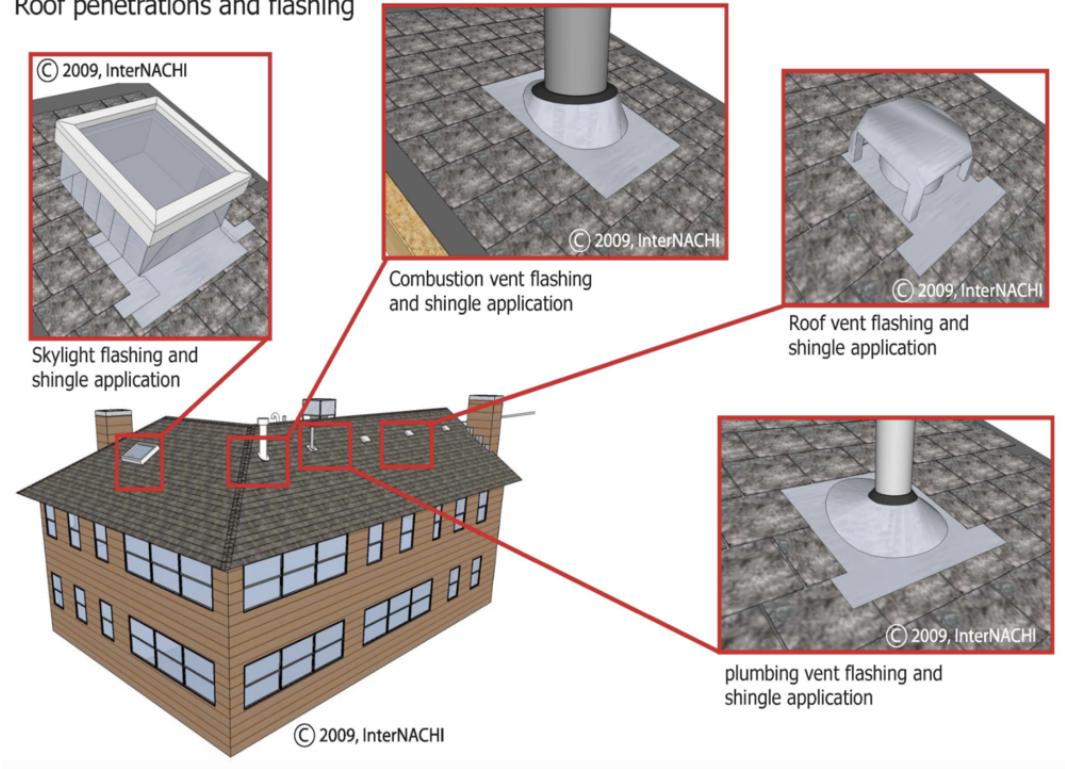
Inspection Method	Roof Type/Style	Coverings: Material
Roof	Hip	3 Tab
Roof Drainage Systems: Gutter Material	Flashings: Material	
Aluminum	Aluminum, Rubber	

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Limitations

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Deficiencies

2.1.1 Coverings

MULTIPLE DEFECTS

 Recommendation

Roof exhibit multiple defects including but not limited to damaged and missing Shingles, exposed, nail heads, lifted shingles, previous repairs, and indications of a non-qualified installation. Commission a qualified, licensed roofing contractor for complete evaluation of roof and repairs.

Recommendation

Contact a qualified roofing professional.





2.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Adjust all downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project



3: EXTERIOR

Information

Windows: Window Material

Vinyl

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Brick, Vinyl

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Porches, Patios, Decks, Balconies & Carports: Limitation

I was unable to completely evaluate the deck due to lattice and heavy (dense) vegetation surrounding the deck. If desired, deck should be completely evaluated by qualified, licensed general contractor.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Deficiencies

3.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL

BACK OF HOME

Siding exhibits damage. This allows for moisture and pest intrusion and can promote rot to surrounding components. Commission qualified siding contractor for repairs.

Recommendation

Contact a qualified professional.



Recommendation



3.3.2 Wall-Covering, Flashing & Trim

CRACKS IN BRICK SIDING - OLDER HOME (50+)

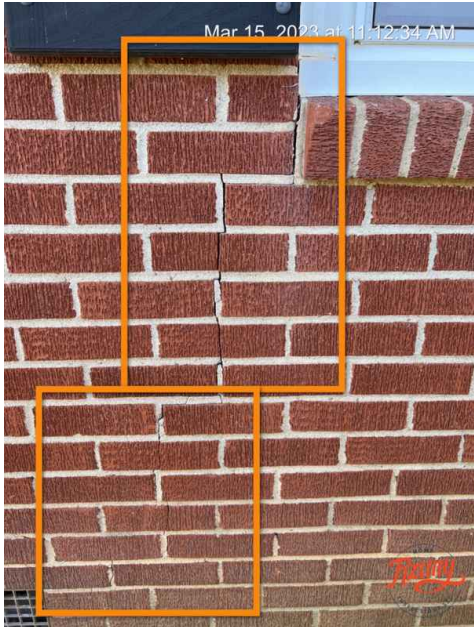
Brick siding exhibited cracking. Cracking is to be expected in a home of this age. It is recommended that the cracks be repaired by a qualified masonry contractor. Furthermore, it is recommended that these cracks be monitored regularly for further cracking and expansion.

Recommendation

Contact a qualified masonry professional.



Recommendation



3.9.1 Railings, Guards & Handrails

GUARD OPENING WAS TOO LARGE (4")

 Recommendation

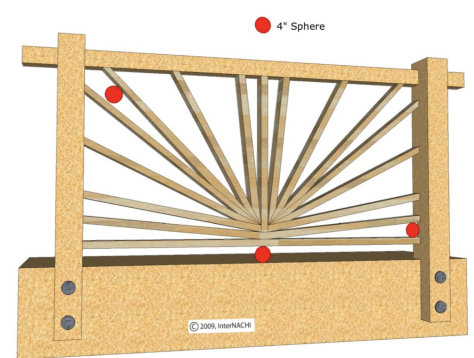
I observed improper spacing between intermediate balusters, spindles and rails at a required guard. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

Commission qualified railing contractor for repairs.

Recommendation

Contact a qualified general contractor.



4-inch sphere opening at a guard



3.10.1 Windows

DETERIORATED/DAMAGED CAULK

FRONT PORCH

Multiple windows exhibit deteriorated/damaged caulk. This can allow moisture intrusion and promote rot to surrounding components. Re-seal all windows using appropriate caulk.

Recommendation

Recommended DIY Project



4: ATTIC, INSULATION & VENTILATION

Information

Inspection Method In Attic	Roof Structure: Roof Structure Type (As viewed from attic) Rafters	Attic Insulation: Insulation Type Fiberglass, Wool
Ventilation: Ventilation Type Soffit Vents, Passive, Turbines		

Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Deficiencies

4.3.1 Ventilation

 Recommendation

ATTIC VENTILATION INSUFFICIENT
Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Insufficient venting can lead to shortened lifespan of roof coverings. It is recommended that an attic contractor evaluate and repair.

5: HEATING & COOLING

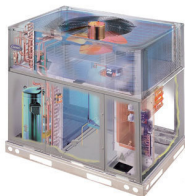
Information

Distribution System: Configuration Central	Distribution System: Ductwork Insulated	Distribution System: Supply Source Floor Register
Packaged Unit Equipment: Packaged Unit Brand Rheem	Packaged Unit Equipment: Energy Source/Type Electric	Packaged Unit Equipment: Seasonal Energy Efficiency Ratio (SEER) 14.3
Packaged Unit Equipment: Panels Removed? No	Packaged Unit Equipment: Heating Efficiency Rating (HSPF) 8.0	Normal Operating Controls: Thermostat Brand Honeywell

General: Packaged System - Heat Pump

A packaged heat pump system combines heating, air conditioning and air-handling all in one unit. Usually located at ground level.

A heat pump as a heat transporter constantly moving warm air from one place to another, to where its needed or not needed, depending on the season. Even in air that seems too cold, heat energy is present. When it's cold outside a heat pump extracts this outside heat and transfers it inside. When its warm outside, it reverses directions and acts like an air conditioner, removing heat from your home.



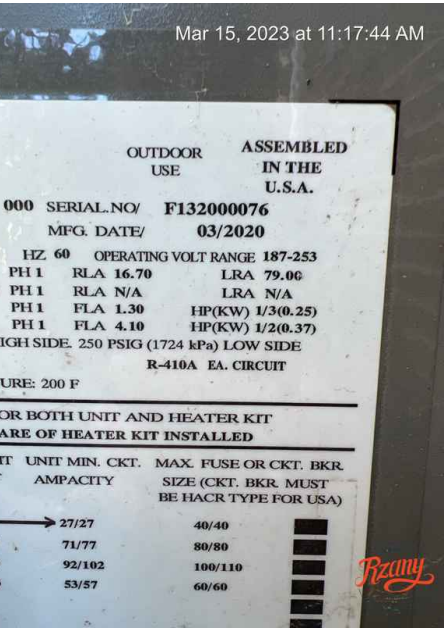
Ex. Packaged Heat Pump

Packaged Unit Equipment: Estimated Packaged Unit Age

3 years

If the age of the HVAC is unknown, it is advised that a qualified, licensed HVAC contractor be commissioned to fully evaluate the hvac system and components.

Industry standard useful life expectancy is recognized as a 12-15 year lifespan.



Packaged Unit Equipment: Inspection Method

Visual

Due to the system design, there was limited visibility and restricted access to the heat chamber. We were unable to fully view or examine the entire heat exchanger and burn chamber. Verifying the integrity of these components would require intrusive testing by a heating specialist. Have a competent hvac contractor Service and Evaluate the unit including the full integrity of the heat exchanger OR chamber

Deficiencies

5.2.1 Distribution System

DUCTS DETERIORATED

CRAWLSPACE, FRONT MIDDLE

Deteriorated ducts were observed. This can lead to reduced efficiency of the ducts. Commission a qualified, licensed HVAC contractor to repair or replace.

 Recommendation



5.3.1 Packaged Unit Equipment

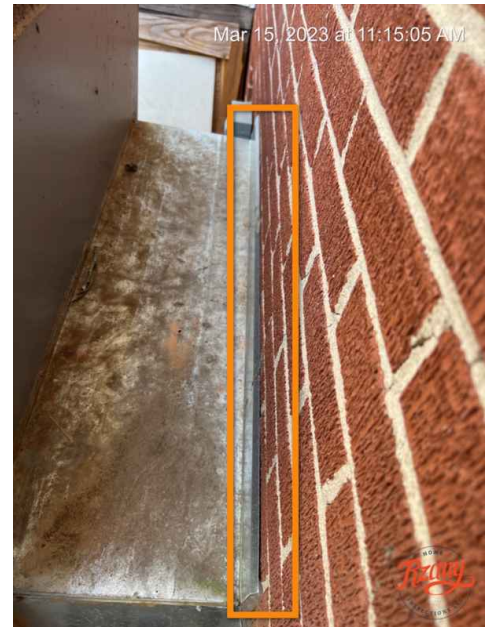
UNSEALED DUCT SHROUD

Duct shroud is not sealed. This allows moisture and pest intrusion. Commission qualified, licensed HVAC contractor for repairs.

Recommendation

Contact a qualified HVAC professional.

 Recommendation



6: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors 120 Volts, 240 Volts, Copper	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Hallway	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer General Electric	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Kitchen, Hallway
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Cloth, Romex	
GFCI & AFCI: AFCI Protection - None Home does not have AFCI protection. Best safety practices recommend AFCI breakers installed in all living spaces. This is to prevent arcing in the electrical system, which may result in fires. Commission qualified, licensed electrical contractor for repairs, as desired.		

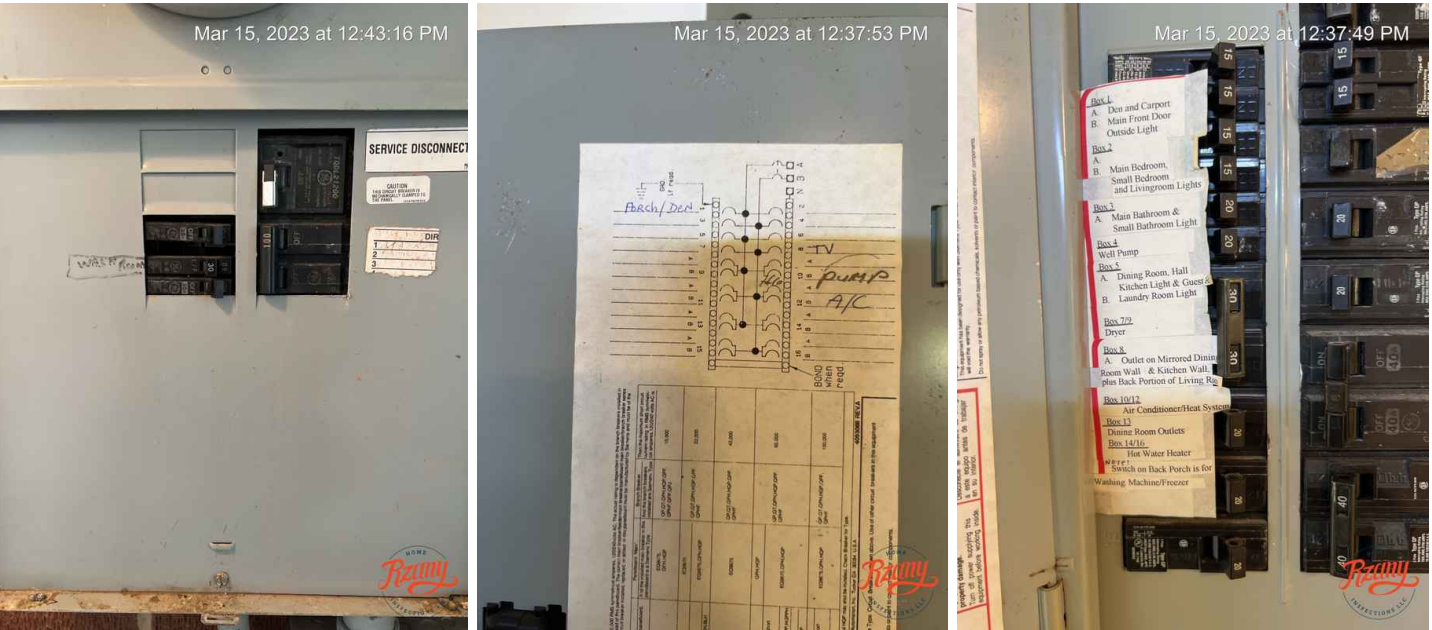
Deficiencies

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. This is a safety hazard. Commission qualified, electrical contractor to identify and map out locations.

Recommendation



6.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

OVERSTRIPPED WIRES

KITCHEN SUB PANEL

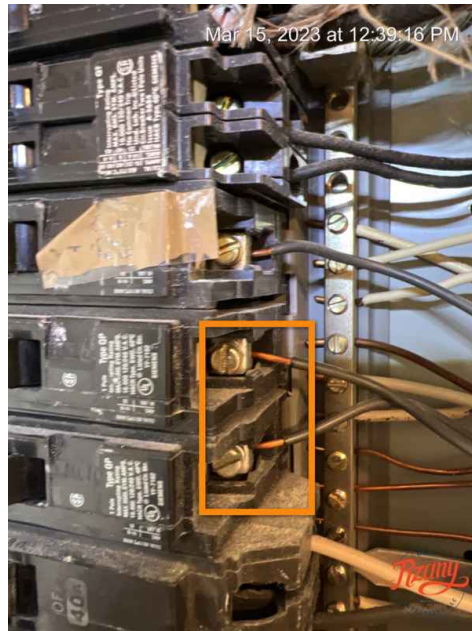
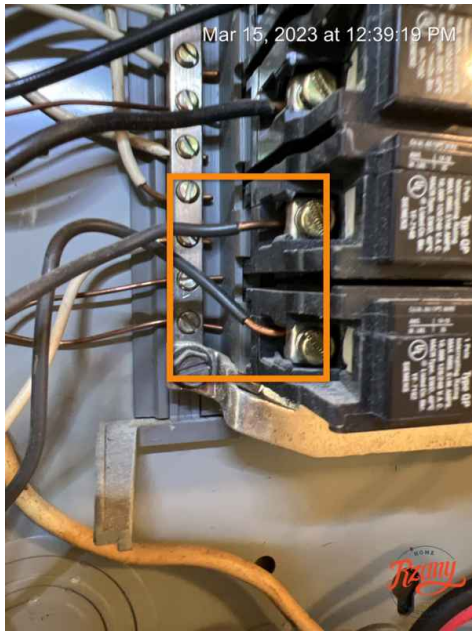
Multiple wires have too much insulation removed. This is a fire hazard. Commission qualified, licensed electrical contractor for further evaluation.

Recommendation

Contact a qualified electrical contractor.



Recommendation



6.3.1 Branch Wiring Circuits, Breakers & Fuses

OPEN JUNCTION BOXES

CARPORT ATTIC

One or more junction boxes are open/missing cover plates. This is an electrical and fire hazard. Commission qualified, licensed electrical contractor for repairs.

Recommendation

Contact a qualified professional.



Recommendation



7: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Deficiencies

7.2.1 Windows

WINDOW DID NOT STAY CLOSE

DINING ROOM TOP RIGHT WINDOW

Window did not stay closed when not latched, it fell open. Client will not be able to leave this window closed without latching it or without assistance. Commission qualified window contractor for repairs.

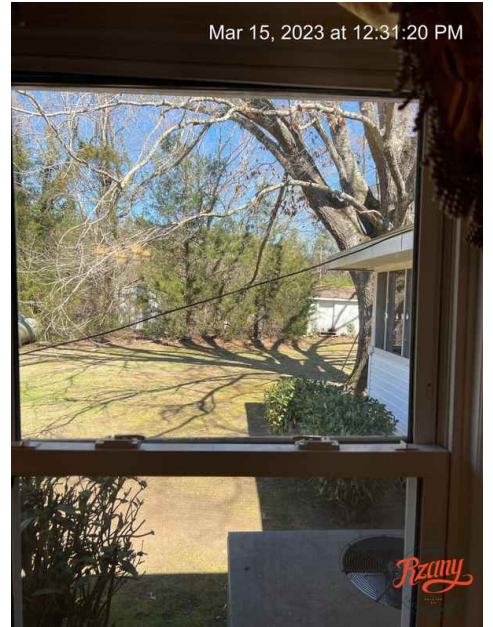
Recommendation

Contact a qualified window repair/installation contractor.



Recommendation

Mar 15, 2023 at 12:31:20 PM



7.3.1 Switches, Fixtures & Receptacles

MISSING GROUND AT RECEPTACLE

THROUGHOUT

I observed indications of a missing, open, or disconnected ground at a receptacle. The ground wire allows stray electricity to return to the earth. This can cause electrical shock. Commission qualified, licensed electrical contractor for repairs.

Recommendation

Contact a qualified electrical contractor.



Recommendation

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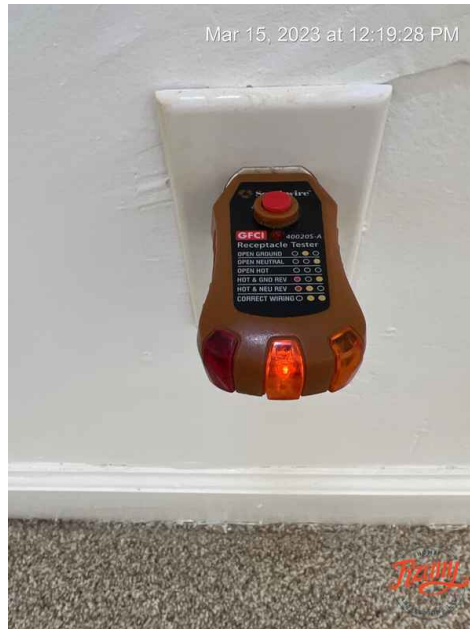


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Mar 15, 2023 at 12:25:28 PM





7.3.2 Switches, Fixtures & Receptacles

REVERSED POLARITY

DINING ROOM

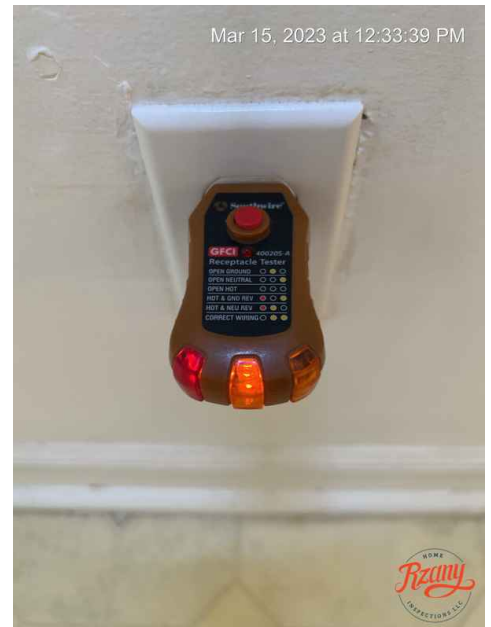
I observed indications of one or more wall receptacles that have been wired with reversed polarity. This could create an electrical shock hazard. Commission qualified, licensed electrical contractor for repairs.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.5.1 Presence of Smoke and CO Detectors

MISSING SMOKE DETECTOR

HALLWAY

I observed indications of a missing smoke detector. Client will not be alerted to the presence of smoke. Place smoke detector.

Recommendation

Contact a qualified professional.



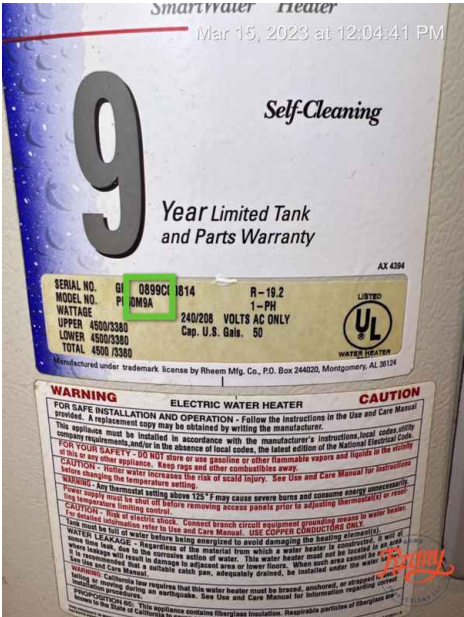
Recommendation



8: PLUMBING

Information

Filters None	Water Source Public	Main Water Shut-off Device: Location Unknown
Drain, Waste, & Vent Systems: Drain Size 3â€@	Drain, Waste, & Vent Systems: Material Iron, PVC	Water Supply, Distribution Systems & Fixtures: Distribution Material Pex, PVC, CPVC
Water Supply, Distribution Systems & Fixtures: Water Supply Material Pex, PVC	Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons	Hot Water Systems, Controls, Flues & Vents: Type Tank
Hot Water Systems, Controls, Flues & Vents: Location Utility Room	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric	Hot Water Systems, Controls, Flues & Vents: Estimated Age 24 years



Fuel Storage & Distribution Systems: Main Gas Shut-off Location At Tank	Fuel Storage & Distribution Systems: Fuel Distribution Unknown
--	---

Main Water Shut-off Device: Water Shutoff - Unknown Location

The location of the water shut off is unknown. Client is advised to solicit homeowner for information regarding location of water shut off.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Deficiencies

8.2.1 Drain, Waste, & Vent Systems



Recommendation

GALVANIZED/CAST IRON DWV PIPE

The drain waste vent (DWV) pipes were made of galvanized steel and cast iron. These types of pipe are common in homes built prior to 1960. Although many factors contribute to how long pipes last, galvanized pipes are commonly considered to have a life expectancy of 50 years. Over time, galvanized steel and iron rusts and expands significantly causing clogs and drain failure. Given the age of the home, the DWV pipes may be at the end of their useful lives. Due to the limitations of a home inspection being a visual only inspection, it was not possible for me to determine the current state of the pipes nor was I able to see the interior of the pipes. Commission a qualified plumbing professional to perform an invasive inspection of the DWV pipes and perform any necessary repairs or replacement.

Recommendation

Contact a qualified plumbing contractor.

9: KITCHEN

Information

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Deficiencies

9.3.1 Dishwasher

DID NOT WORK

At time of the inspection the dishwasher did not work. Client will not be able to use the dishwasher. Commission qualified appliance contractor for repairs.



9.6.1 Countertops & Cabinets

WATER DAMAGE



Cabinets exhibit water damage. At the time of the inspection no water leaks appeared. Re-paint cabinets using appropriate paint as desired.

Recommendation

Contact a handyman or DIY project



10: BATHROOMS

Information

Bathroom Toilets: Toilets

Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Deficiencies

10.2.1 Sinks, Tubs & Showers



Maintenance Item

MISSING TUB STOPPER

Tub stopper is missing and guest bath. Replace tub stopper as desired.

Recommendation

Recommended DIY Project



10.2.2 Sinks, Tubs & Showers



Recommendation

ACTIVE WATER LEAK

GUEST BATHROOM

I observed indications of an active water leak. Water will rot the cabinet. Commission qualified, licensed plumbing contractor for repairs.

Recommendation

Contact a qualified plumbing contractor.



10.2.3 Sinks, Tubs & Showers

DAMAGE AT FIXTURE

GUEST BATHROOM

I observed damage at the fixture. Water will not be directed into the sink and will splatter. Commission qualified, licensed plumbing contractor for repairs.

Recommendation

Contact a qualified plumbing contractor.



10.2.4 Sinks, Tubs & Showers

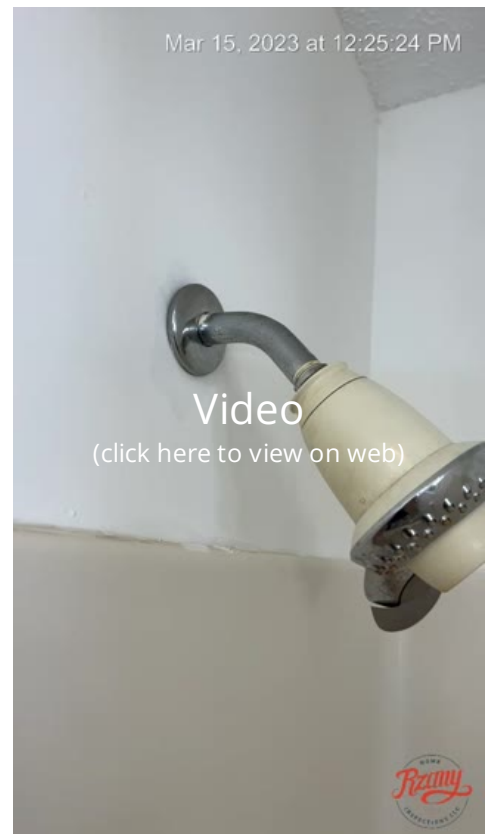
LOOSE FIXTURE

GUEST BATHROOM

I observed indications that the fixture is loose and not secured. This puts excess strain on the connected plumbing pipes. Commission qualified, licensed plumbing contractor for repairs.

Recommendation

Contact a qualified plumbing contractor.



10.2.5 Sinks, Tubs & Showers

DEFECT AT S-TRAP

BOTH BATHROOMS



Sink has improper trap, it is an S-trap, which is not permitted. It should be a P-trap. Incorrect traps cause blockages in drain systems. Commission licensed plumbing contractor for repairs.

Recommendation

Contact a qualified plumbing contractor.



11: LAUNDRY

Information

Laundry Room, Electric, and Tub:	Laundry Room, Electric, and Tub:
Dryer Power Source	Dryer Vent
220 Electric	None Found

12: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Deficiencies

12.2.1 Electric in Garage

MISSING GFCI-PROTECTION IN GARAGE

 Recommendation

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.

13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method Visual	General: Foundation Type Crawl space	General: Material Brick, Masonry Block
Under-Floor CrawlSpace: Under-Floor Crawl Access Location Exterior	Foundation Walls: Material(s) Masonry Block, Brick	Beams, Columns, Joists, & Subfloor: Structural Material(s) Wood Beams, Block Columns, Wood Joists
Beams, Columns, Joists, & Subfloor: Sub-floor Material(s) OSB, Plank	Insulation in Foundation/Basement Area: Type of Insulation Observed None	Vapor Barrier: Condition None
Vapor Barrier: Vapor barrier present? None visible	Ventilation: Condition Appeared serviceable	Ventilation: Type Unconditioned space, with vents

Under-Floor CrawlSpace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor CrawlSpace: Structural Components Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Under-Floor CrawlSpace: Limitations

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Deficiencies

13.2.1 Under-Floor Crawlspace

CRAWLSPACE DOOR - NOT SEALED

Crawlspace door is wood and is unsealed. The door will rot. Seal door using appropriate sealant.

Recommendation

Recommended DIY Project



Recommendation

13.2.2 Under-Floor Crawlspace

MULTIPLE DEFECTS

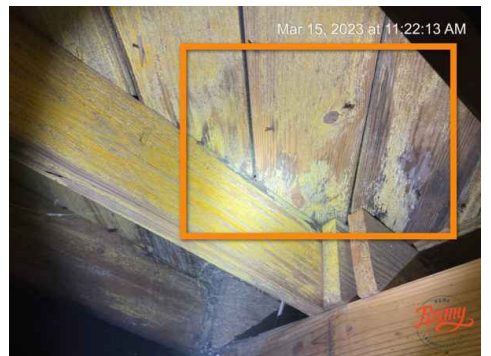
Crawlspace exhibited multiple defects including but not limited to: missing vapor barrier, missing insulation, microbial growth, unknown floor supports, damaged structural components (beams and joists), and damaged subfloor. These items can lead to mold growth, failure or dips/sags in the floor system, Commission qualified, licensed general contractor for complete evaluation and repairs to crawlspace.

Recommendation

Contact a qualified general contractor.



Recommendation





13.6.1 Vapor Barrier

NONE INSTALLED

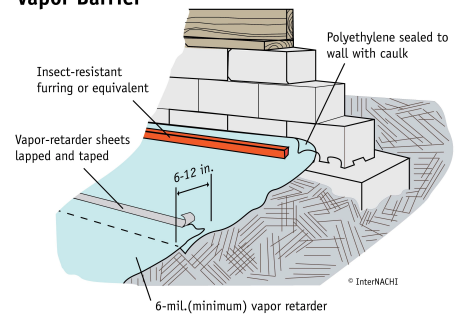
No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.

Recommendation

Contact a qualified professional.



Recommendation

Proper Crawlspace Vapor Barrier

STANDARDS OF PRACTICE

Inspection Details

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.
- (26) "Shut down" means a piece of equipment or a system that cannot be operated by the device or control

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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.

.1105 GENERAL EXCLUSIONS:

(a) Home (1)

(2) (3) (4) (5) (6) (7) (8) (9) (10) (11)

(b) Home (1)

(2) (3)

(4) (5) (6)

(7)

(8) (9) (10) (11) (12) (13) (14) (15)

(c) Home (1)

(2)

inspectors are not required to report on:

Life expectancy of any component or system;

The causes of the need for a repair;

The methods, materials, and costs of corrections;

The suitability of the property for any specialized use;

Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions; The market value of the property or its marketability;

The advisability or inadvisability of purchase of the property;

Any component or system that was not inspected;

The presence or absence of pests such as wood damaging organisms, rodents, or insects; or

Cosmetic damage, underground items, or items not installed; or

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

inspectors are not required to:

Offer warranties or guarantees of any kind;

Calculate the strength, adequacy, or efficiency of any system or component;

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;

Operate any system or component that is shut down or otherwise inoperable;

Operate any system or component that does not respond to normal operating controls;

Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
 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;
 Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Determine House Energy Ratings (HER), insulation R values, system or component efficiencies;
 Inspect heat recovery and similar whole house ventilation systems;
 Predict future condition, including failure of components;
 Project operating costs of components;
 Evaluate acoustical characteristics of any system or component;
 Inspect equipment or accessories that are not listed as components to be inspected in this Section; or Disturb insulation, except as required in Rule .1114 of this Section.

inspectors shall not:

Offer or perform any act or service contrary to law; or
 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.

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.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;

- (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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(5) Ceiling structure; and

(6) Roof structure.

(c) The home inspector shall:

.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 interrupters; and

(8) Smoke detectors and installed carbon monoxide alarms.

(b) The home inspector shall describe:

(1) Electrical service amperage and voltage;

(2) Electrical service entry conductor materials;

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(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
 - (G) Solar space heating equipment.

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.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:

(1) Move insulation where readily visible evidence indicates a problem; and

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(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.

.1116 CODE OF ETHICS

(a) Licensees shall discharge their duties with fidelity to the public and to their clients, with fairness and impartiality to all.

(b) Opinions expressed by licensees shall be based only on their education, experience, and honest convictions.

(c) A licensee shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was performed, or the client's representative.

(d) No licensee shall accept compensation or any other consideration from more than one interested party for the same service without the written consent of all interested parties.

(e) No licensee shall compensate, either financially or through other services or benefits, realty agents or other parties with a financial interest in closing or settlement of real estate transactions for the following:

(1) Referral of inspections; or

(2) Inclusion on a list of recommended inspectors or preferred providers.

(f) No licensee shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.

(g) Before the execution of a contract to perform a home inspection, a licensee shall disclose to the client any interest he or she has in a business that may create a conflict of interest for the home inspector. No licensee shall allow his or her interest in any business to affect the quality or results of the inspection work that the licensee may be called upon to perform.

(h) A licensee shall not solicit for repairs of systems or components found defective in the course of a home inspection performed by the licensee or that licensee's company.

(i) Licensees shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.

(j) Licensees shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

(k) A licensee shall not impugn the professional reputation or practice of another home inspector, nor criticize another inspector's reports.

Roof**.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.

Exterior**.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.

Attic, Insulation & Ventilation**.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:

- (1) Move insulation where readily visible evidence indicates a problem; and

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- (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Heating & Cooling

What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidifiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical

.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;
- (2) Electrical service entry conductor materials;

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(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.

Doors, Windows & Interior

.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.

Plumbing**.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.

Kitchen**.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.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;

all toilets for proper operation by flushing; and

all sinks, tubs and showers for functional drainage.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Attached Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Basement, Foundation, Crawlspce & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.