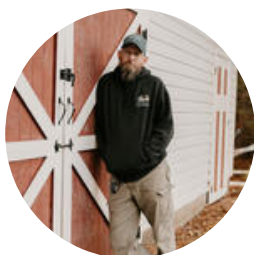


<https://jbsimpsonhomeinspection.com/>



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08/21/2026



James R. Hise

jrwise1983@gmail.com

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[illegible]

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TABLE OF CONTENTS

1: Inspection Details	6
2: Structure	7
3: Plumbing	12
4: Exterior	15
5: Garage	20
6: Roofing	22
7: Electrical	26
8: Interiors	33
9: Heating and Cooling	53
10: Insulation and Ventilation	59
11: Appliances	60
Standards of Practice	63

Thank you for choosing J.B. Simpson Home Inspection as your trusted home inspector.

The inspection performed and written will be a third party, impartial, non-invasive, visual inspection. It will be performed in accordance with the North Carolina Home Inspector Licensure Boards Standards of Practice. The Standards of Practice will be found in the "Inspection Details" section of your report by simply hitting the "Standards" button. Please refer to these Standards of Practice and your inspection agreement for an understanding of both the scope and limitations of your inspection.

Location orientation is always from the inspector facing the front door.

The reports observations will be organized into three categories.

Maintenance Items or Minor Concern

Recommendation/ Does Not Function as Designed

Safety Hazard/ Major Concern

The home inspector is a generalist and will be reporting on the home in its current condition in good faith. No guarantees are expressed on future conditions of the home or its systems and components. All recommendations in this report require the further evaluation and/or repair of a qualified professional contractor. Upon further evaluation from professionals in the field respective to the observations more deficiencies may be discovered. Being a generalist not a specialist the home inspector and the inspection company do not assume liability for such findings.

3rd Party Liability: This inspection report is written for the exclusive use of the client and their representative. Use by any other parties is prohibited unless written permission is obtained.

Please never hesitate to reach out directly with any feedback, suggestions, questions or complaints.



MAINTENANCE ITEM/
COSMETIC



RECOMMENDATION/ DOES
NOT FUNCTION



SAFETY HAZARD OR MAJOR
DEFECT

- ⊖ 2.2.1 Structure - Foundation: Brick orientation
- ⊖ 2.5.1 Structure - Wall Structure: Framing strap missing
- ⊖ 3.2.1 Plumbing - Drain Waste Systems: Cleanout cap missing
- 🔧 3.4.1 Plumbing - Water Heater Equipment: Water heater is past or near its useful life
- ⊖ 4.1.1 Exterior - Cladding Flashing and Trim: Damaged siding/ Trim
- 🔧 4.2.1 Exterior - Exterior Doors: Damaged weather stripping
- ⊖ 4.2.2 Exterior - Exterior Doors: Damaged door frame
- ⊖ 4.2.3 Exterior - Exterior Doors: Door rubs frame
- ⊖ 4.4.1 Exterior - Driveways: Driveway cracks
- ⊖ 4.6.1 Exterior - Patios and Porches: Mortar deterioration
- ⊖ 5.1.1 Garage - Floor: Crack observed
- ⊖ 5.2.1 Garage - Garage Door: Weather seal loose/missing
- ⊖ 6.1.1 Roofing - Coverings: Damaged shingle(s)
- ⊖ 6.1.2 Roofing - Coverings: Lifted shingle
- ⊖ 6.1.3 Roofing - Coverings: Exposed nail
- ⊖ 6.1.4 Roofing - Coverings: Ridge cap missing/ damaged
- ⊖ 7.2.1 Electrical - Service Panel: Label missing
- ⊖ 7.5.1 Electrical - Lighting Fixtures, Switches, and Receptacles: Loose outlet/ switch
- ⊖ 7.5.2 Electrical - Lighting Fixtures, Switches, and Receptacles: Loose exterior fixture
- ⊖ 7.5.3 Electrical - Lighting Fixtures, Switches, and Receptacles: Missing/ damaged weather cover
- 🔧 7.5.4 Electrical - Lighting Fixtures, Switches, and Receptacles: Cover plate screw missing
- ⊖ 7.5.5 Electrical - Lighting Fixtures, Switches, and Receptacles: Worn outlet
- ⚠️ 7.9.1 Electrical - Carbon Monoxide Detectors: No permanently installed carbon monoxide detectors observed.
- 🔧 7.9.2 Electrical - Carbon Monoxide Detectors: Consider updating to modern safety standards
- 🔧 8.2.1 Interiors - Doors: Does not propely latch
- 🔧 8.2.2 Interiors - Doors: Door stopper missing or not properly aligned.
- ⊖ 8.2.3 Interiors - Doors: Door rubs floor
- ⊖ 8.2.4 Interiors - Doors: Door damaged
- 🔧 8.2.5 Interiors - Doors: Door/ hardware sticks
- 🔧 8.2.6 Interiors - Doors: Hinge screw missing

- ⊖ 8.2.7 Interiors - Doors: Door stop damaged
- ⚠ 8.3.1 Interiors - Windows: Window lacks retention
- ⊖ 8.3.2 Interiors - Windows: Thermal seal compromised
- ⊖ 8.3.3 Interiors - Windows: Window not secured in track
- ⊖ 8.4.1 Interiors - Ceilings: Crack at seam
- ⊖ 8.4.2 Interiors - Ceilings: Nail pop
- ⊖ 8.5.1 Interiors - Walls: Hairline crack
- ⊖ 8.6.1 Interiors - Floors: Gap in flooring
- ⊖ 8.6.2 Interiors - Floors: Damaged flooring
- ⊖ 8.6.3 Interiors - Floors: Renew grout
- ⊖ 8.9.1 Interiors - Bathrooms: Leak
- ⊖ 8.9.2 Interiors - Bathrooms: Slow drain
- ⊖ 8.9.3 Interiors - Bathrooms: Caulk spout
- ⊖ 8.9.4 Interiors - Bathrooms: Drain stop does not function
- ⊖ 8.9.5 Interiors - Bathrooms: Chip in tub/shower
- ⊖ 8.9.6 Interiors - Bathrooms: Loose part
- ⊖ 8.9.7 Interiors - Bathrooms: Commode cracked
- ⊖ 8.9.8 Interiors - Bathrooms: Drain stop damaged
- 🔧 9.1.1 Heating and Cooling - Heating Equipment: Older HVAC system observed
- 🔧 9.2.1 Heating and Cooling - Cooling Equipment: Older HVAC system observed
- ⊖ 9.4.1 Heating and Cooling - Distribution Systems: Filter dirty
- ⊖ 9.4.2 Heating and Cooling - Distribution Systems: Duct disconnected
- ⊖ 9.5.1 Heating and Cooling - Fuel Storage and Distribution Systems: Gas meter not bonded
- ⊖ 9.8.1 Heating and Cooling - Ceiling Fans: Wobbles as it rotates
- ⊖ 10.3.1 Insulation and Ventilation - Exhaust Systems: Flexible dryer vent pipe

1: INSPECTION DETAILS

Information

General Information: Year Home Was Built 2002	General Information: Approximate Square Footage 3369	General Information: General Weather Conditions Raining
General Information: Temperature 78 Degrees	General Information: Type of Building Detached, Single Family	General Information: Occupancy Vacant, Unfurnished
General Information: Items that are excluded from the home inspection Low Voltage Systems, Septic, Well, Irrigation Systems, Fence, Landscaping (unless near home), Sump Pump Operation, Jetted Tubs, Pool, Hot Tubs, Central Vacuum Systems, Solar Panels and Related Systems, Generator, Washing Machine, Clothes Dryer		

Limitations

General Information

FURNISHED PROPERTIES

Some areas or items may not be inspected if they are blocked by furniture or stored items.

General Information

ENVIRONMENTAL TESTING

No pest control, lead paint, asbestos, mold, or other types of environmental testing is being performed by the home inspector. Please be aware that older homes often have construction materials that may contain some of these environmental concerns.

General Information

THIS IS NOT A CODE COMPLIANCE INSPECTION.

For code compliance related questions or problems please refer to the county.

2: STRUCTURE

		IN	LIm	NP	NI	DE
2.1	General	X				
2.2	Foundation	X				X
2.3	Crawl Space	X				
2.4	Floor Structure	X				
2.5	Wall Structure		X			X
2.6	Ceiling Structure		X			
2.7	Roof Structure and Attic	X				
2.8	Vapor Barrier (Crawl Space)	X				
2.9	Columns and Piers		X			

IN = Inspected LIm = Limitation NP = Not Present NI = Not Inspected DE = Defect

Information

General: Inspection method Flashlight, Probe, and Camera	Foundation: Material Masonry Block	Floor Structure: Floor Beam Type Engineered Wood Truss System
Floor Structure: Floor Joist Type Engineered wood I-joists	Floor Structure: Sub-Floor OSB	Wall Structure: Wood Frame
Ceiling Structure: Ceiling Beam Type Engineered Wood System	Ceiling Structure: Ceiling Joist Type Engineered Wood System	Ceiling Structure: Ceiling Material Gypsum/Drywall/Sheetrock
Roof Structure and Attic: Access to Attic Pull Down Ladder	Roof Structure and Attic: Rafter / Beam Type Engineered Wood Truss System	Roof Structure and Attic: Roof Sheathing Type OSB
Vapor Barrier (Crawl Space): Vapor Barrier Present	Columns and Piers: Columns - Exterior Clad (See Limitation)	Columns and Piers: Piers - Crawl Space Masonry Block

A collage of six photographs showing the interior of a vehicle's cargo area, likely a van or truck. The images depict various items and equipment stored within the space. The top row shows a large, dark, cylindrical object (possibly a tank or container) and a stack of white boxes. The middle row shows a large, dark, cylindrical object (possibly a tank or container) and a stack of white boxes. The bottom row shows a large, dark, cylindrical object (possibly a tank or container) and a stack of white boxes. The images are arranged in a 2x3 grid, providing a comprehensive view of the cargo area's contents.

Roof Structure and Attic: Attic Photos





Limitations

Wall Structure

FINISHED WALLS

Finished walls prevent the structural members from identification and evaluation.

Ceiling Structure

VISIBILITY LIMITED DUE TO FINISHED AREAS AND/OR INSULATION

Observations

2.2.1 Foundation

BRICK ORIENTATION

Recommendation/ Does not Function

With bricks/ blocks oriented in this manner they may not provide the intended structural support. This should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



Crawlspace

2.5.1 Wall Structure

**FRAMING STRAP
MISSING**

Without the framing strap installed movement of building materials can occur. This should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified general contractor.



Recommendation/ Does not Function



Garage

3: PLUMBING

		IN	LIm	NP	NI	DE
3.1	General	X				
3.2	Drain Waste Systems					X
3.3	Water Distribution Systems	X				
3.4	Water Heater Equipment					X

DE = Defect

Information

General: Main Water Shut Off

Foyer closet



Drain Waste Systems: Drain Waste Material

PVC

Water Distribution Systems: Distribution Line Materials

Pex

Water Distribution Systems: Water Pressure

Water pressure was between 30-80 psi

Water Heater Equipment: Gas Water Heater

Location: Garage

Manufacturer: AO Smith

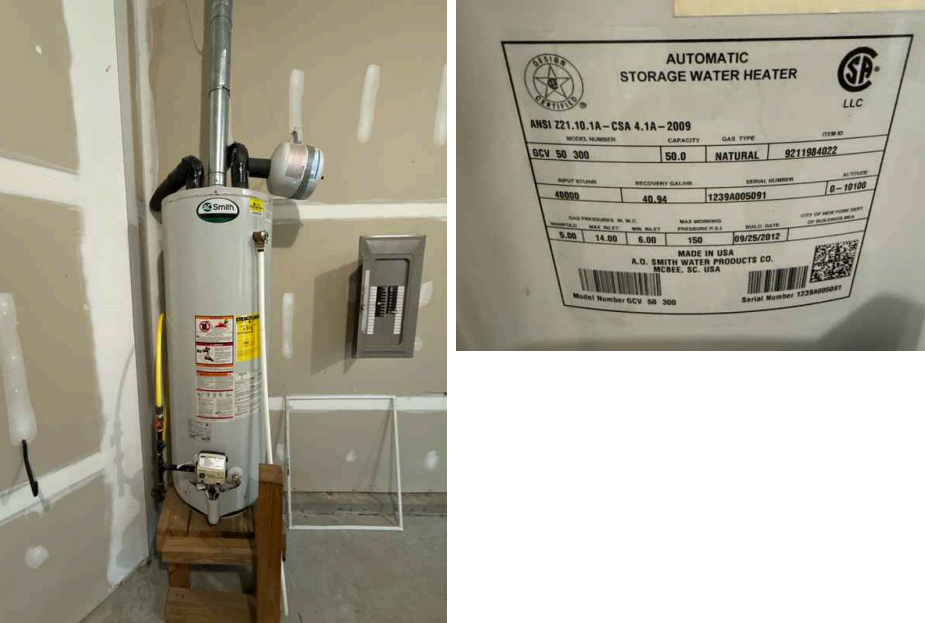
Model#: GCV 50 300

Serial#: 1239A005091

Est Year Manufactured: 2012

Capacity: 50

Gas Type: Natural Gas



Limitations

General

SHUT OFF VALVE NOT OPERATED

Operation of the shut off valve is beyond the scope of the home inspector.

General

SUMP PUMP OPERATION IS LIMITED

If a sump pump is present the operation from the home inspector is limited. A well inspector or licensed plumber should be contacted for further evaluation.

Drain Waste Systems

MAIN LINE VIDEO SCAN

The inspector makes every attempt to determine the draining is functional by running large amounts of water through every fixture however a main line video scan is the only way to fully determine the health of the main drain line.

Drain Waste Systems

MANY DWV PIPES NOT VISIBLE

Many drain, waste, and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Distribution Systems

MANY DISTRIBUTION LINES ARE NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor, and ceiling coverings.

Observations

3.2.1 Drain Waste Systems

 Recommendation/ Does not Function

CLEANOUT CAP MISSING

Without the clean out cap installed wildlife can enter the plumbing pipe. Have cap installed by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Left

3.4.1 Water Heater Equipment

 Maintenance Item/ Cosmetic

WATER HEATER IS PAST OR NEAR ITS USEFUL LIFE

The water is past near its average useful life. Lifespan of a system truly varies. However higher level of maintenance can be expected. This information is only meant for information and not to imply that there is a defect with the water heater itself.

4: EXTERIOR

		IN	LIm	NP	NI	DE
4.1	Cladding Flashing and Trim					X
4.2	Exterior Doors					X
4.3	Window Exteriors	X				
4.4	Driveways					X
4.5	Walkways	X				
4.6	Patios and Porches					X
4.7	Decks, Balconies and Appurtenances	X				
4.8	Eavs, Soffits and Fascia	X				
4.9	Vegetation, Grading, Drainage and Retaining Walls	X				

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Information

Cladding Flashing and Trim: Siding Material Brick Veneer, Vinyl	Cladding Flashing and Trim: Trim Material Vinyl	Exterior Doors: Exterior Door Glass, Wood, Sliding Door
Driveways: Driveway Material Concrete	Walkways: Walkway Material Concrete	Patios and Porches: Porch Material Concrete, Brick
Eavs, Soffits and Fascia: Eave Material Aluminum	Eavs, Soffits and Fascia: Fascia Material Aluminum	

Limitations

Cladding Flashing and Trim MANY FLASHINGS NOT VISIBLE Most flashings were not visible due to construction methods and materials.
Eavs, Soffits and Fascia IF GUTTERS ARE INSTALLED THEY MAY HIDE AREAS OF FASCIA FROM BEING INSPECTED.

Observations

4.1.1 Cladding Flashing and Trim	 Recommendation/ Does not Function
DAMAGED SIDING/ TRIM	

The siding/ trim at this location was found damaged at the time of inspection. This can allow moisture to damage building materials. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified siding specialist.



Front

4.2.1 Exterior Doors

DAMAGED WEATHER STRIPPING

 Maintenance Item/ Cosmetic

Weather stripping at this location was missing at the time of inspection. This can allow for energy loss. Have weather stripping evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified handyman.



Front



Front



Laundry Room



Garage

4.2.2 Exterior Doors

DAMAGED DOOR FRAME

 Recommendation/ Does not Function

The door frame at this location was damaged at the time of inspection. This can allow moisture to damage building materials. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified handyman.



Laundry Room

4.2.3 Exterior Doors

DOOR RUBS FRAME

 Recommendation/ Does not Function

When a door rubs the frame damage to the door and frame can occur. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified door repair/installation contractor.

Front

4.4.1 Driveways

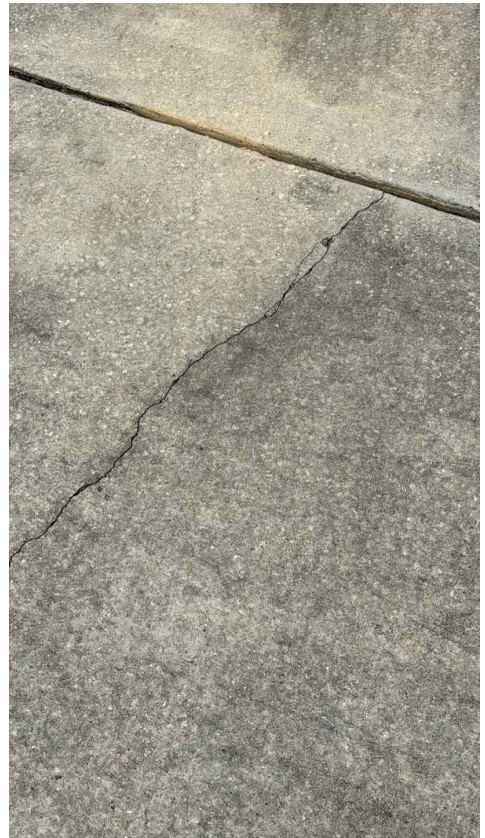
DRIVEWAY CRACKS

DRIVEWAY

Cracks were found in the driveway. These cracks can expand over time by collecting water if not sealed. Have the driveway sealed or replaced as/if deemed necessary by a qualified contractor.

Recommendation

Contact a qualified driveway contractor.



Recommendation/ Does not Function



4.6.1 Patios and Porches

 Recommendation/ Does not Function

**MORTAR
DETERIORATION**

Mortar was deteriorated at this location. This can allow the bricks to loosen. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified masonry professional.



Front

5: GARAGE

		IN	LIm	NP	NI	DE
5.1	Floor					X
5.2	Garage Door					X
5.3	Garage Door Opener	X				
5.4	Ceiling	X				
5.5	Garage wall	X				

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Information

Type of Garage
2-Car

Garage Pictures



Floor: Garage Floor Material
Concrete

Garage Door: Garage Door
Material
Metal

Garage Door: Garage Door Type
Sectional

Garage Door Opener:
Manufacturer
Lift Master

Garage Door Opener:
Photoelectric Sensor Present

Observations

5.1.1 Floor
CRACK OBSERVED
GARAGE

Recommendation/ Does not Function

Cracks were found in the concrete garage floor. These cracks can expand over time by collecting water if not sealed. Have the cracks sealed as/if deemed necessary by a qualified contractor.

Recommendation
Contact a qualified concrete contractor.



5.2.1 Garage Door

WEATHER SEAL LOOSE/MISSING

 Recommendation/ Does not Function

The weather seals are not installed or are loose at the garage door. This can allow moisture and insects to enter the garage. Have weather seals installed by a qualified contractor.

Recommendation

Contact a qualified garage door contractor.



Garage



Garage

6: ROOFING

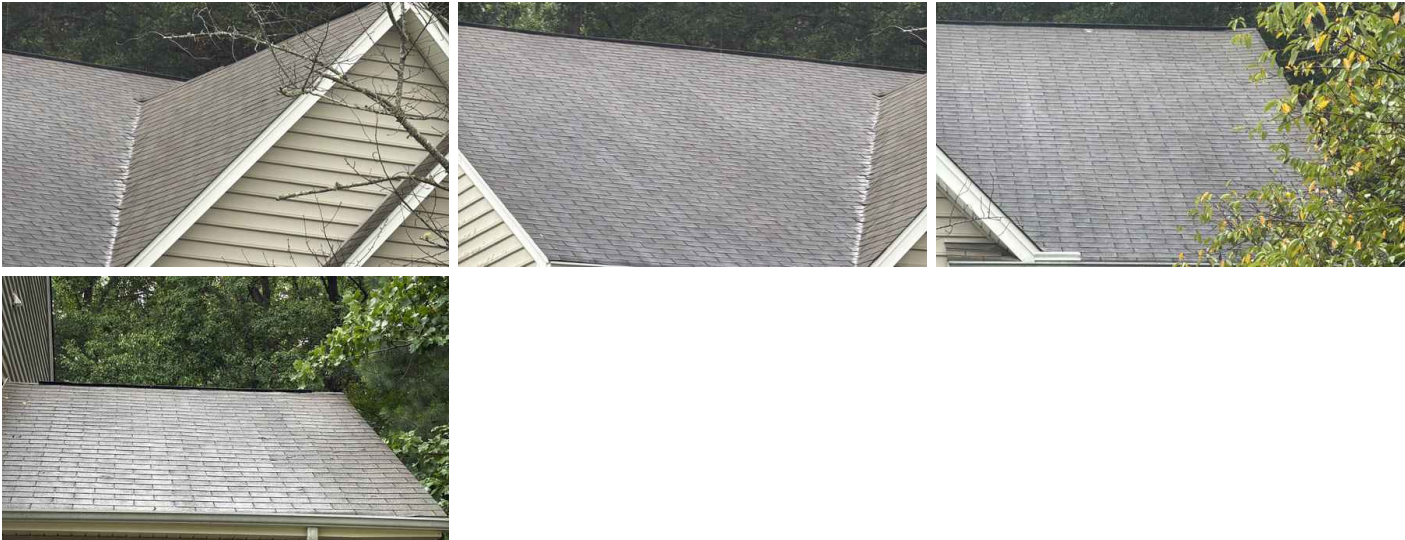
		IN	LIm	NP	NI	DE
6.1	Coverings					X
6.2	Underlayment		X			
6.3	Roof Drain Systems	X				
6.4	Flashings		X			
6.5	Skylights, Chimneys, and Other Roof Penetrations		X			

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Information

Inspection Method Ground With Zoom, Through window	Roof Style Gable	Coverings: Roof Covering Material 3 Tab Shingles
Underlayment: Underlayment Material Mostly Hidden	Roof Drain Systems: Guttering Coverage Full Guttering	Roof Drain Systems: Gutter Material Aluminum
Roof Drain Systems: Guttering System Type Standard Tray System	Flashings: Flashing Material Mostly Hidden, Metal	

Roof Images



Limitations

General

RAIN PRESENT DURING INSPECTION

Rain was present during inspection. Rain prevents the inspector from walking the roof and may hide defects.

General

COULD NOT VIEW REAR OF ROOF

Underlayment

UNDERLAYMENT HIDDEN

The underlayment is mostly concealed by standard construction methods. Therefor it could not be inspected.

Flashings

MOST FLASHINGS CONCEALED

Many flashing were concealed by standard construction methods.

Skylights, Chimneys, and Other Roof Penetrations

COULD NOT VIEW REAR OF THE ROOF

Observations

6.1.1 Coverings

—

Recommendation/ Does not Function

DAMAGED SHINGLE(S)

One or more shingles were damaged at the time of inspection. Damage shingles generally do not wear at the same rate as others and may increase the likelihood of roof leakage. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



Right



Front

6.1.2 Coverings

LIFTED SHINGLE

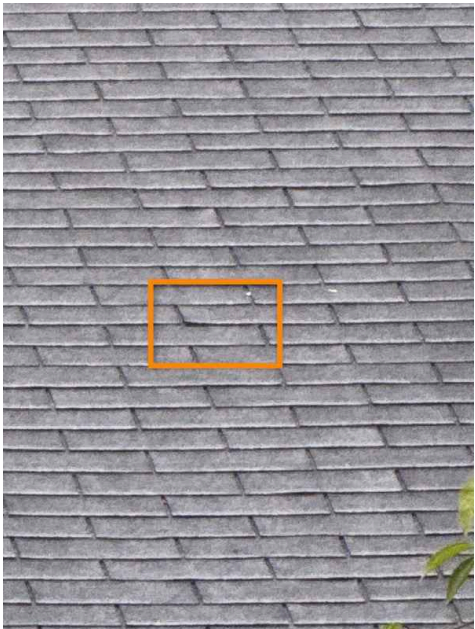
Lifted shingles can loosen and allow for leakage. Have the shingles evaluated and repaired or replaced as deemed necessary by a qualified roofing contractor.

If this is a new roof it may take a few warm months to lay flat.

Recommendation

Contact a qualified roofing professional.

 Recommendation/ Does not Function



Front

6.1.3 Coverings

EXPOSED NAIL

Exposed roofing nails are conducive to leakage. This should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

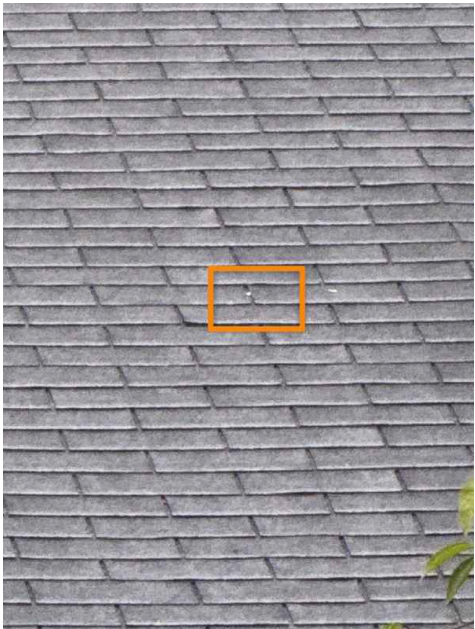
 Recommendation/ Does not Function



Rear



Rear



Front

6.1.4 Coverings

RIDGE CAP MISSING/
DAMAGED

 Recommendation/ Does not Function

With the ridge cap damaged and/ or missing leakage can occur. This should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



Right

7: ELECTRICAL

		IN	LIm	NP	NI	DE
7.1	Main Service	X				
7.2	Service Panel		X			X
7.3	Sub-Panel	X				
7.4	Branch Circuits	X				
7.5	Lighting Fixtures, Switches, and Receptacles					X
7.6	Door Bell	X				
7.7	GFCI and AFCI Protection	X				
7.8	Smoke Detectors	X				
7.9	Carbon Monoxide Detectors			X		X

IN = Inspected LIm = Limitation NP = Not Present NI = Not Inspected DE = Defect

Information

Main Service: Service Entry
Underground

Main Service: Grounding Method
In ground (hidden)

Main Service: Electrical Service Photo



Branch Circuits: Branch Wire Material
Copper

Branch Circuits: Wiring Method
Non-Metallic

Door Bell: Presence
Yes

Smoke Detectors: All accessible smoke detectors were manually tested using the test button during inspection

Carbon Monoxide Detectors: All accessible CO detectors were manually tested using the test button on the detector during the inspection.

Service Panel: Service Panel

Location: Exterior

Panel Manufacturer: Eaton

Service Cable: Al

Amp: 200

Voltage: 120/240

Number of 220 Volt Circuits: 3

Number of 120 Volt Circuits: 0



Sub-Panel: Sub-Panel

Location: Garage

Manufacturer: Cutler Hammer

Service Cable Material: Aluminum

Amps: 90

Voltage: 120/240

Number of 220 Circuits: 2

Number of 120 Circuits: 15



Limitations

Main Service

GROUND ROD VERIFICATION

The verification of the proper install and length of the ground rods are beyond the scope of the inspector due to them being underground. If further information is desired a licensed electrical contractor should be consulted.

Service Panel

RAIN

Branch Circuits

MOST BRANCH CIRCUIT NOT VISIBLE

Most of the branch circuit wiring is concealed by walls, floors, and ceilings. The inspector does not remove cover plates.

Lighting Fixtures, Switches, and Receptacles

SWITCH LIMITATIONS

All switches observed are operated by the home inspector however some switches are dedicated to things beyond the home inspectors knowledge such as movement or light sensors.

Lighting Fixtures, Switches, and Receptacles

NO COVER PLATES REMOVED

Removing the cover plates is beyond the scope of the inspector.

Observations

7.2.1 Service Panel

LABEL MISSING

 Recommendation/ Does not Function

The labels at the panel are no longer legible or are missing. Labels are required to identify circuits and may create a hazard if there were to be an emergency and the proper circuit could not be turned off. Have the panel completely and properly labeled by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Service panel

7.5.1 Lighting Fixtures, Switches, and Receptacles

LOOSE OUTLET/ SWITCH

One or more receptacles/ switches are loose in their mounting box. Receptacles/ switches should be tight to prevent wiring from becoming loose. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.

 Recommendation/ Does not Function



2nd Floor Office



Kitchen

7.5.2 Lighting Fixtures, Switches, and Receptacles

LOOSE EXTERIOR FIXTURE

 Recommendation/ Does not Function

An exterior light fixture is loose. This can allow moisture and insects to reach wiring behind the fixture. Have light evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



Rear



Front



Left



Left

7.5.3 Lighting Fixtures, Switches, and Receptacles

 Recommendation/ Does not Function

MISSING/ DAMAGED WEATHER COVER

The weather cover at this exterior receptacle was found to be damaged/missing at the time of inspection. Weather covers should be installed by a qualified contractor to prevent damage to the receptacle.

Recommendation

Contact a qualified electrical contractor.



Right

7.5.4 Lighting Fixtures, Switches, and Receptacles



Maintenance Item/ Cosmetic

COVER PLATE SCREW MISSING

Without all screws installed the cover plate is not properly secured. Have cover plate screws installed by a qualified contractor.

Recommendation

Contact a qualified handyman.



Partial bathroom

7.5.5 Lighting Fixtures, Switches, and Receptacles



Recommendation/ Does not Function

WORN OUTLET

With the receptacle(s) worn inconsistent voltage to items may occur. This should be further evaluated in repaired or replaced as the necessary by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Living Room

7.9.1 Carbon Monoxide Detectors

 Safety Hazard or Major Defect

NO PERMANENTLY INSTALLED CARBON MONOXIDE DETECTORS OBSERVED.

All homes with attached garages, gas appliances, and/or gas fireplaces should have a permanently installed carbon monoxide detector and each living floor. No permanently installed carbon monoxide was observed during the inspection. Have a carbon monoxide detector installed by a qualified electrical contractor.

Please note that while plug in carbon monoxide detectors may have been present the home inspector does not inspect these due to them being easily removed and taken by the seller as personal property.

Recommendation
Contact a qualified electrical contractor.

7.9.2 Carbon Monoxide Detectors

 Maintenance Item/ Cosmetic

CONSIDER UPDATING TO MODERN SAFETY STANDARDS

In modern construction detectors should be placed in every sleeping room and/or outside of each sleeping area in the immediate vicinity of bedrooms and each level of the home.

Recommendation
Contact a qualified electrical contractor.

8: INTERIORS

		IN	LIm	NP	NI	DE
8.1	Rooms, Halls, and Landings	X				
8.2	Doors					X
8.3	Windows					X
8.4	Ceilings					X
8.5	Walls					X
8.6	Floors					X
8.7	Stairways and Railings	X				
8.8	Kitchen	X				
8.9	Bathrooms					X

IN = Inspected LIm = Limitation NP = Not Present NI = Not Inspected DE = Defect

Information

Rooms, Halls, and Landings:
Foyer

Finished Area, Filter Location,
Smoke Detector Present

A photograph of a bright, open foyer with light-colored wood flooring. A white door is visible on the right, and a large window is on the left. The walls are painted a neutral color.

Rooms, Halls, and Landings:
Living Room

Finished Area, Heating/Cooling
Source Present, Filter Location,
Thermostat Location, Ceiling Fan
Present, Fire Place Present

A photograph of a living room with beige carpeting. It features a fireplace on the far wall, a ceiling fan, and several windows with white blinds. The room is well-lit.

Rooms, Halls, and Landings:
Dining Room

Finished Area

A photograph of a dining room with light wood flooring. It has a drop ceiling with a light fixture and large windows on the right side. The walls are a light color.

Rooms, Halls, and Landings: Den
Finished Area, Heating/Cooling
Source Present



Rooms, Halls, and Landings: First Floor Office
Finished Area, Heating/Cooling
Source Present



Rooms, Halls, and Landings: Nook
Finished Area, Heating/Cooling
Source Present



Rooms, Halls, and Landings: Office 2nd Floor
Finished Area, Heating/Cooling
Source Present



Rooms, Halls, and Landings: Laundry
Finished Area, Heating/Cooling
Source Present, Sink



Rooms, Halls, and Landings: Front Right bedroom
Finished Area, Heating/Cooling
Source Present, Smoke Detector
Present, Ceiling Fan Present



Rooms, Halls, and Landings: Right Middle bedroom

Finished Area, Heating/Cooling Source Present, Smoke Detector Present, Ceiling Fan Present



Rooms, Halls, and Landings: Landing/ hallway

Finished Area, Filter Location, Smoke Detector Present, Thermostat Location



Rooms, Halls, and Landings: Master bedroom

Finished Area, Heating/Cooling Source Present, Smoke Detector Present, Attic Access, Ceiling Fan Present



Rooms, Halls, and Landings: Rear right bedroom

Finished Area, Heating/Cooling Source Present, Smoke Detector Present



Windows: Window Type

Single-Hung, Tilt

Windows: Material

Aluminum/Vinyl

Ceilings: Ceiling Material

Gypsum/Sheetrock

Kitchen: Countertop Material

Laminate

Kitchen: Kitchen Area

GFCI Reset, Finished Area, Heating
and Cooling Source



Stairways and Railings: Main Stairway Photo



Observations

8.2.1 Doors

DOES NOT PROPELY LATCH

Without properly latching the door does not function as designed and can just be pushed open or in some situations just open on its own. Have evaluated and repaired as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified door repair/installation contractor.

 Maintenance Item/ Cosmetic



Nook



Front Right Bathroom

8.2.2 Doors

DOOR STOPPER MISSING OR NOT PROPERLY ALIGNED.

Without door stoppers installed or aligned properly damage to the door or wall may occur. Have door stoppers repaired or installed by a qualified contractor.

Recommendation
Contact a qualified handyman.

 Maintenance Item/ Cosmetic



Rear Right Bedroom

Front Right Bedroom

Master Bedroom

Master Bathroom

8.2.3 Doors

DOOR RUBS FLOOR



Recommendation/ Does not Function

The door at this location rubs the floor. This can cause damage to the flooring and the door. Have further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



1st Floor Office

8.2.4 Doors

DOOR DAMAGED

 Recommendation/ Does not Function

The door at this location was damaged at the time of inspection. Damaged doors may not function as intended. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Right Middle Bedroom

8.2.5 Doors

DOOR/ HARDWARE STICKS

 Maintenance Item/ Cosmetic

The door does not operate as designed and is difficult to open and close. Have evaluated and repaired as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



1st Floor Office

8.2.6 Doors

HINGE SCREW MISSING

Maintenance Item/ Cosmetic

With the hinge screw missing movement of the hinge can occur resulting in damage to the door. Have screws installed by a qualified contractor.

Recommendation

Contact a qualified handyman.



Master Bedroom

8.2.7 Doors

DOOR STOP DAMAGED

Recommendation/ Does not Function

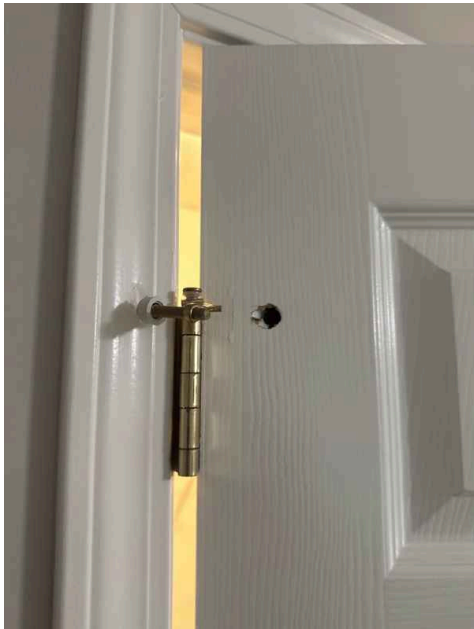
The damaged door stop did not effectively stop the door from striking the wall. This should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified handyman.



Rear Right Bathroom



Right Middle Bedroom



Front Right Bathroom

8.3.1 Windows

WINDOW LACKS RETENTION

 Safety Hazard or Major Defect

The window at this location will not stay raised on its own. This is allowing the window to close suddenly, possibly resulting in damage to the window or personal injury. Have the window(s) evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



1st Floor Office



Front Right Bedroom

8.3.2 Windows

THERMAL SEAL COMPROMISED

 Recommendation/ Does not Function

With the thermal seal compromised energy efficiency is reduced. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified window repair/installation contractor.



1st Floor Office



Master Bathroom

8.3.3 Windows

**WINDOW NOT
SECURED IN TRACK**

 Recommendation/ Does not Function

The window at this location was not secured in the track at the time of inspection. This can allow the window to become detached when opening. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified window repair/installation contractor.



Nook

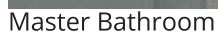
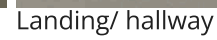
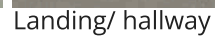
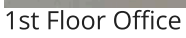
8.4.1 Ceilings

CRACK AT SEAM

 Recommendation/ Does not Function

What appears to be crack at the seam of the drywall was observed at this location. This condition is very common and usually cosmetic in nature. Have evaluated and repaired as desired by a qualified individual.

Recommendation
Contact a qualified drywall contractor.



NAIL POP

Recommendation/ Does not Function

Without repair these nail pops can result in loose building materials. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Nail pop pictures are representative and not all nail pops observed may be documented.

Recommendation

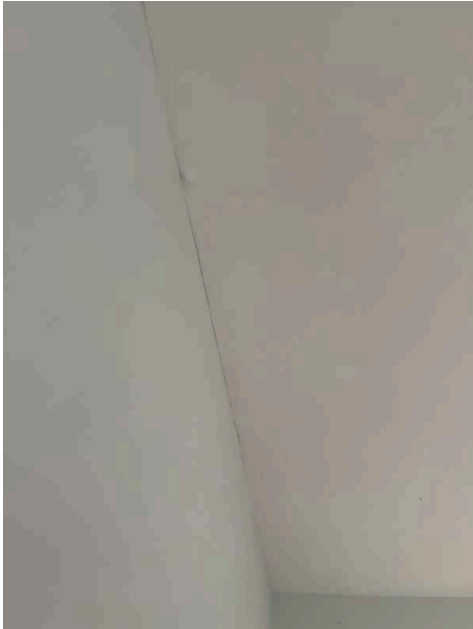
Contact a qualified drywall contractor.



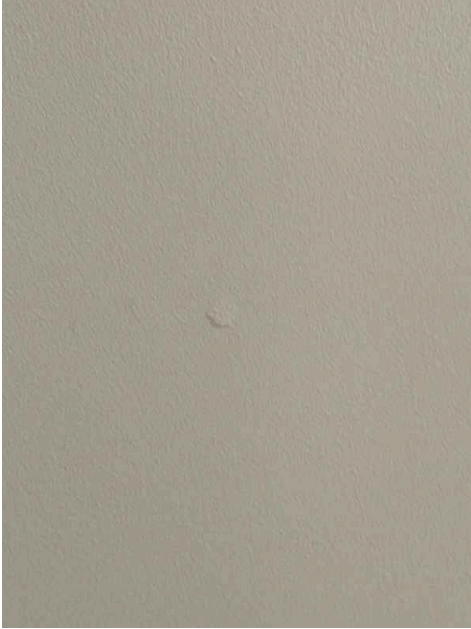
1st Floor Office



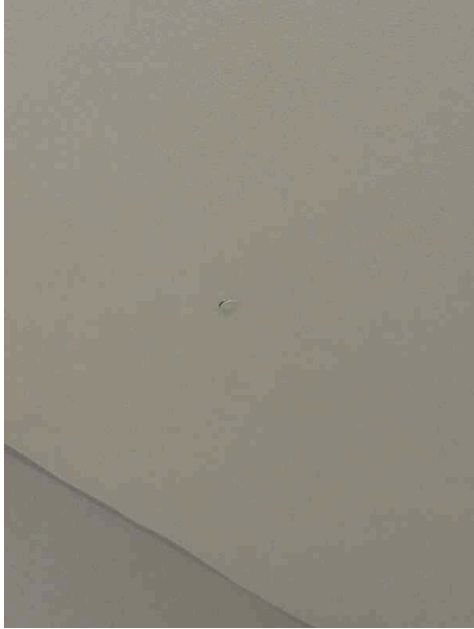
Living Room



Living Room



Right Middle Bedroom



Front Right Bathroom

8.5.1 Walls

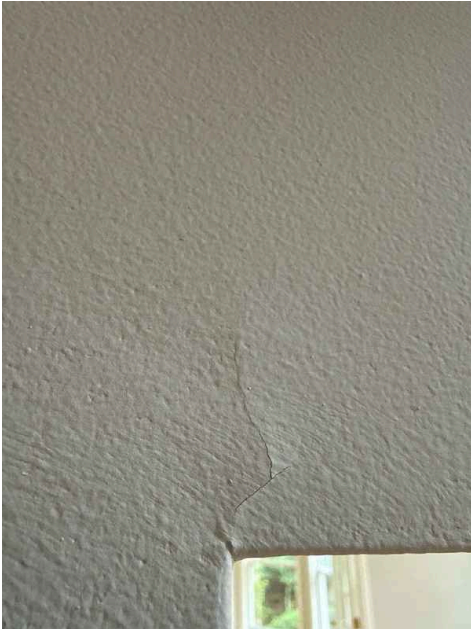
HAIRLINE CRACK

 Recommendation/ Does not Function

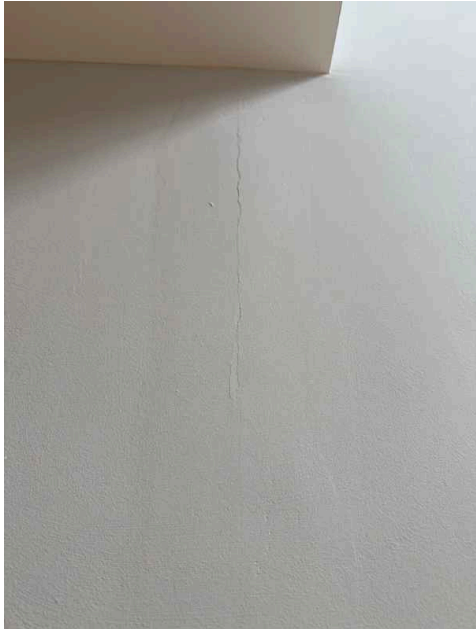
Hairline cracks were found at this location. These cracks are typical and often only require only cosmetic measure to correct. However in rare circumstances this may be a sign of movement. Monitor cracks for any evidence of further separation or growth and/or have evaluated and repaired as/if deemed necessary by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.



Foyer



Foyer



Dining Room

8.6.1 Floors

GAP IN FLOORING

 Recommendation/ Does not Function

Gaps were found in the flooring at this location. This can reduce energy efficiency. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



Dining Room

8.6.2 Floors

DAMAGED FLOORING

 Recommendation/ Does not Function

The flooring at this location was damaged at the time of inspection. Without repair further damage can occur. Have flooring evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



Kitchen

8.6.3 Floors

RENEW GROUT

 Recommendation/ Does not Function

Without sealant properly in place moisture can get behind the tiles and cause damage to building materials. Have evaluated to determine if any damage is present and properly sealed as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified tile contractor



Front Right Bathroom

8.9.1 Bathrooms

LEAK

 Recommendation/ Does not Function

An active leak was found at this location at the time of inspection. All leaks should be properly repaired or replaced to prevent damage to building materials. They should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Rear Right Bathroom

8.9.2 Bathrooms

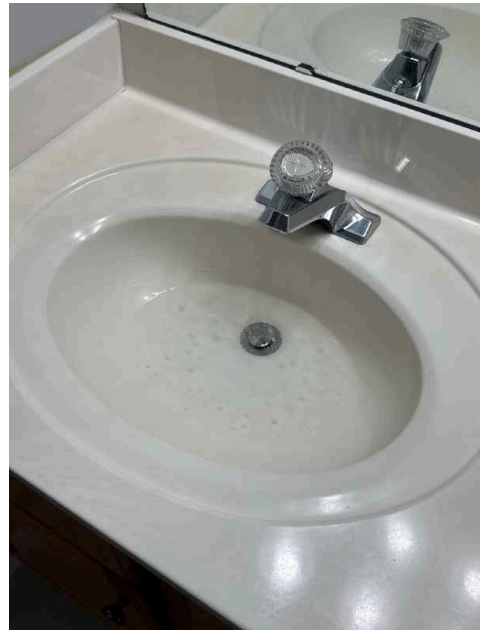
SLOW DRAIN

Recommendation/ Does not Function

A slow drain can be an indication of clogged piping. Have further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

8.9.3 Bathrooms

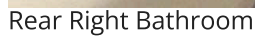
CAULK SPOUT

Recommendation/ Does not Function

Without sealant where the Spout extends through the tub/shower wall water may leak in and cause damage behind and/or under the tub/shower. Have spout sealed with caulk or similar water resistant product by a qualified contractor.

Recommendation

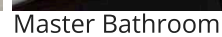
Contact a qualified handyman.



DRAIN STOP DOES NOT FUNCTION

The drain stopper at this location did not function at the time of inspection. This prevents emptying/ filling the sink. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Contact a qualified plumbing contractor.



CHIP IN TUB/SHOWER

A chip was observed in the tub/shower. Without repair further damage is likely. Have evaluated and repaired as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified professional.



Front Right Bathroom

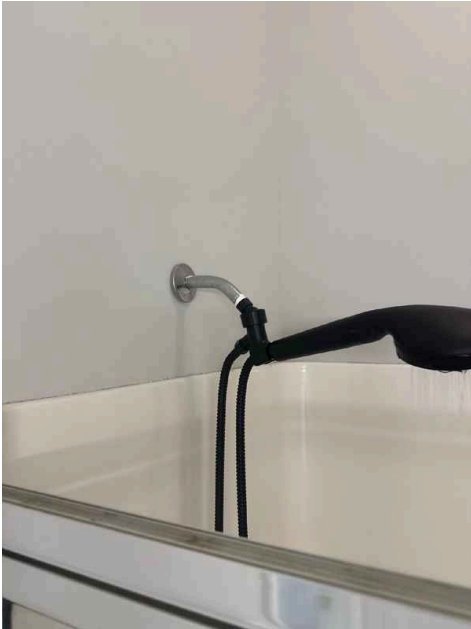
8.9.6 Bathrooms

LOOSE PART

 Recommendation/ Does not Function

Loose plumbing parts can result in leaks. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation
Contact a qualified plumbing contractor.



Master Bathroom



Master Bathroom

8.9.7 Bathrooms

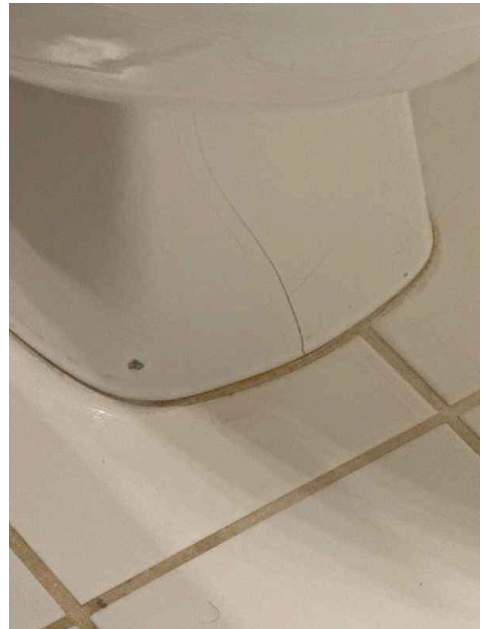
COMMODE CRACKED

 Recommendation/ Does not Function

The commode was cracked at the time of inspection. This is conducive to commode leaks. This should be further evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Rear Right Bathroom

8.9.8 Bathrooms

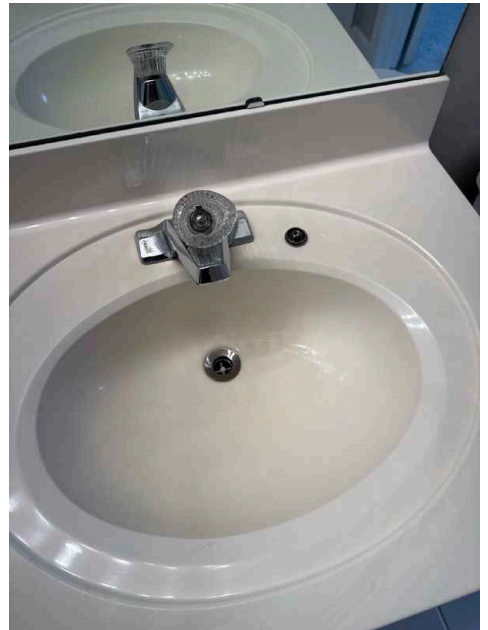
DRAIN STOP DAMAGED

Recommendation/ Does not Function

With the drain stop damaged, he cannot function as intended. This should be further evaluated and repaired or replaced as being necessary by qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Front Right Bathroom

9: HEATING AND COOLING

		IN	LIm	NP	NI	DE
9.1	Heating Equipment					X
9.2	Cooling Equipment					X
9.3	Normal Operating Controls	X				
9.4	Distribution Systems					X
9.5	Fuel Storage and Distribution Systems					X
9.6	Non-Wood Burning Fireplaces	X				
9.7	Wood Burning Fireplaces, Insert or Stove			X		
9.8	Ceiling Fans					X

IN = Inspected LIm = Limitation NP = Not Present NI = Not Inspected DE = Defect

Information

Distribution Systems: Distribution Type

Forced Air Flexible Branch

Distribution Systems: Filter Location

Interior Rooms (please see interior section of report)

Fuel Storage and Distribution Systems: Main Gas Shut-off Location

Gas Meter

Fuel Storage and Distribution Systems: Natural Gas Supply



Non-Wood Burning Fireplaces : Fuel and Style

Natural Gas, Direct Vent

Non-Wood Burning Fireplaces : Gas Burning Fireplace Photo



Cooling Equipment: Condenser Unit:

Location: Exterior
Manufacturer: Trane
Model#: 4TTR3030D1000AA
Serial#: 10254YXR3F
Est Year Manufactured: 2010
Fuel Source: Electric
Were Panels Removed (Y/N):N



Normal Operating Controls: Thermostat

Totaline, Toplech



1st Floor



2nd Floor

Limitations

General

OPERATION OF THE HEATING AND COOLING SYSTEMS DEPEND ON THE OUTSIDE TEMPERATURES.

Please be aware that if it is cooler than 60 Degrees outside the coolant system was not operated and if it is warmer than 80 the heat may not be operated this is to prevent damage to the systems themselves.

General

GENERAL LIMITATION OF HVAC SYSTEMS

Although the inspector provides a thorough inspection there are some things the inspector can not do such as put gauges on sytem to check pressures as well as load calculations. For these reasons it is always recommended that a comprehensive HVAC inspection be performed by a licensed HVAC Company.

Distribution Systems

DUCTWORK HIDDEN

Many ducts are concealed by finished areas.

Observations

9.1.1 Heating Equipment

OLDER HVAC SYSTEM OBSERVED

 Maintenance Item/ Cosmetic

The HVAC equipment was observed to be possibly nearing it’s average service life. Although the lifespan of systems drastically vary the home inspectors scope of some of the internal components of the HVAC system is limited and this system has reached an age where it is recommended to have a comprehensive HVAC inspection performed by a licensed HVAC contractor to ensure there are no defects concealed from the home inspector and to determine the systems general condition

Recommendation

Contact a qualified HVAC professional.

9.2.1 Cooling Equipment

OLDER HVAC SYSTEM OBSERVED

 Maintenance Item/ Cosmetic

Customer Service Observation

The HVAC equipment was observed to be possibly nearing it’s average service life. Although the lifespan of systems drastically vary the home inspectors scope of some of the internal components of the HVAC system is limited and this system has reached an age where it is recommended to have a comprehensive HVAC inspection performed by a licensed HVAC contractor to ensure there are no defects concealed from the home inspector and to determine the systems general condition

Recommendation

Contact a qualified HVAC professional.

9.4.1 Distribution Systems

FILTER DIRTY

 Recommendation/ Does not Function

The filters were dirty at the time of inspection. This reduces air flow through the system which can result in damage to the system. These should be replaced as needed.

Recommendation

Recommended DIY Project



Foyer

9.4.2 Distribution Systems

DUCT DISCONNECTED

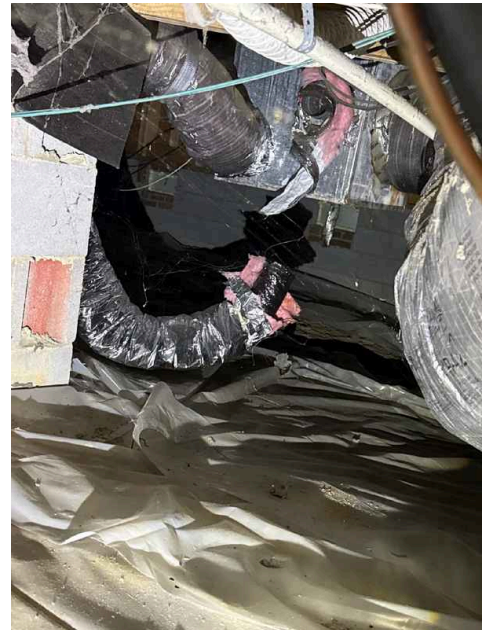


Recommendation/ Does not Function

The hvac duct was disconnected at this location. This prevents adequately heating and cooling the intended area. Have evaluated and repaired or replaced as deemed necessary by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



Crawlspace

9.5.1 Fuel Storage and Distribution Systems

GAS METER NOT BONDED



Recommendation/ Does not Function

The gas meter is not properly bonded. Without proper bonding the metal pipe can carry electricity and has no safe path to ground. Have the gas meter bonded by a qualified contractor.

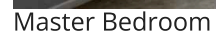
Recommendation

Contact a qualified professional.



WOBBLES AS IT ROTATES

Contact a qualified professional.



10: INSULATION AND VENTILATION

		IN	LIm	NP	NI	DE
10.1	Attic Insulation	X				
10.2	Attic Ventilation	X				
10.3	Exhaust Systems					X
10.4	Foundation Ventilation	X				
10.5	Floor Insulation	X				

IN = Inspected LIm = Limitation NP = Not Present NI = Not Inspected DE = Defect

Information

Attic Insulation: Insulation Type
Loose Fill

Attic Ventilation: Attic Ventilation Type
Soffit Vents, Ridge Vents

Foundation Ventilation: Type
Closed- mechanical dehumidifier

Floor Insulation: Insulation Material
Batt

Observations

10.3.1 Exhaust Systems

FLEXIBLE DRYER VENT PIPE

 Recommendation/ Does not Function

Flexible dryer vent piping was observed in the crawlspace. Flexible piping has a higher chance of becoming clogged than smooth metal piping creating restricted air flow and in extreme cases a fire hazard. Have a flexible vent replaced with a dryer exhaust product with a smooth interior by a qualified contractor.

Recommendation
Contact a qualified appliance repair professional.



Crawlspace

11: APPLIANCES

		IN	LIm	NP	NI	DE
11.1	Cooktop	X				
11.2	Dishwasher	X				
11.3	Garbage Disposal			X		
11.4	Installed Microwave	X				
11.5	Range			X		
11.6	Range Hood	X				
11.7	Wall Oven		X			

IN = Inspected LIm = Limitation NP = Not Present NI = Not Inspected DE = Defect

Information

Dishwasher: High Loop Present Range Hood : Attached vent

Cooktop: Information

- Brand: GE
- Model: PGP989TN2WW
- Serial: ZD728214C
- Est Year Manufactured: 2014
- Fuel: Natural gas



Dishwasher: Information

Brand: GE
Model: GDWF100V40WW
Serial: LV834342B
Est Year Manufactured: 2023



Installed Microwave: Information

Brand: GE
Model: PEB7227DL4WW
Serial: DT200219A
Est Year Manufactured: 2022



Wall Oven: Information

Brand: GE
Model:unknown
Serial: unknown
Est Year Manufactured: unknown



Limitations

Wall Oven
COULD NOT READ SERIAL NUMBER

STANDARDS OF PRACTICE

Inspection Details

.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, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 21 of 40 .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; October 1, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 22 of 40 (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, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 23 of 40 .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. October 1, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 24 of 40 (b) The home inspector shall describe: (1) Electrical service amperage and voltage; (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 exchangers; (D) Humidifiers; October 1, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 25 of 40 (E) Electronic air filters; (F) The uniformity or adequacy of heat supply to the various rooms; or (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, fancoil 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 General Statutes, effective October 1, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 26 of 40 Carolina Home Inspector Standards of Practice. (d) The home inspector shall: (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.