



HRT HOME SOLUTIONS LLC

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<http://www.HRTHomeSolutions.com>



## RESIDENTIAL REPORT

1234 Main St. CAMERON North Carolina 28326

Buyer Name

01/20/2021 9:00AM



Inspector  
**Steve Evans**

NC Home Inspector License # 4819  
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Agent

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Thank you for the opportunity to conduct this home inspection for you! This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines is available from that board. The report contains two sections: 1) the summary pages that contain a list of items that need to be repaired/evaluated/monitored and 2) the body of the report that contains much information about the systems in the house and notes on items in the house. Please read the entire report.

All directions in the report are relative to facing the house from the street or facing the main entrance door unless otherwise stated in the report. Directions for a condo unit in a building with multiple units are relative to facing the unit from its main entrance door.

The ratings used in the report are defined as follows:

**ACC** - Acceptable - Item was inspected and was functioning as intended.

**R/R** - Repair/Replace - Item was inspected and was not functioning as intended, allowing for normal wear and tear, or appeared not to function as intended, based upon documented tangible evidence. These items will need to be repaired/replaced or evaluated by a specialist.

**Mon** - Monitor - Item had issues but was functioning during the inspection. The item needs to be monitored for changes.

**NI** - Not Inspected - Item was not inspected and the reason for not inspecting is listed.

**NP** - Not present - Item was not present at the home.

The observations/defects in the report/summary pages are color-coded.

**Red** comments are items that need to be repaired/replaced/evaluated now.

**Orange** comments are less important items or maintenance items that could be delayed.

**Blue** comments are items that need to be monitored for changes.

The age/size information included in the report is provided by another source. We do not measure the house to determine the size.

Please call us with any questions that you have. Thanks again for trusting us with your home inspection. Please refer HRT Home Solutions LLC to your family or friends for their home inspection needs.

# SUMMARY



MONITOR



LOWER PRIORITY



HIGH PRIORITY

- ⊖ 2.1.1 Exterior - Siding, Flashing & Trim: Unknown Damage - Minor
- ⚠ 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Missing Railing
- ⊖ 2.4.2 Exterior - Decks, Balconies, Porches & Steps: Wood Rot
- ⊖ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Needs Trimmed
- ⊖ 3.1.1 Roof - Coverings: Damaged (General)
- ⊖ 3.1.2 Roof - Coverings: Under-Driven Nails
- 🔧 3.1.3 Roof - Coverings: Discolored Shingles
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 4.4.1 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Cracked Sink
- ⊖ 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Running
- ⊖ 7.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Slow Draining Tub
- ⊖ 7.3.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Slow Draining Sink
- ⚠ 7.5.1 Plumbing - Fuel Storage & Distribution Systems: Propane Tank Too Close to House
- ⊖ 8.6.1 Electrical - Smoke Detectors: Hanging Smoke Detector
- ⊖ 8.6.2 Electrical - Smoke Detectors: Missing Smoke Detector
- ⚠ 8.7.1 Electrical - Carbon Monoxide Detectors: Rceptacle Unit
- 🔧 11.2.1 Structural Components - Basements & Crawlspace: High Moisture Levels

# 1: INSPECTION DETAILS

## Information

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**Style**

Multi-level

**Temperature (approximate)**

50 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

**In Attendance**

Client, Home Owner





**Occupancy**

Furnished



Master Bedroom



Bedroom 3



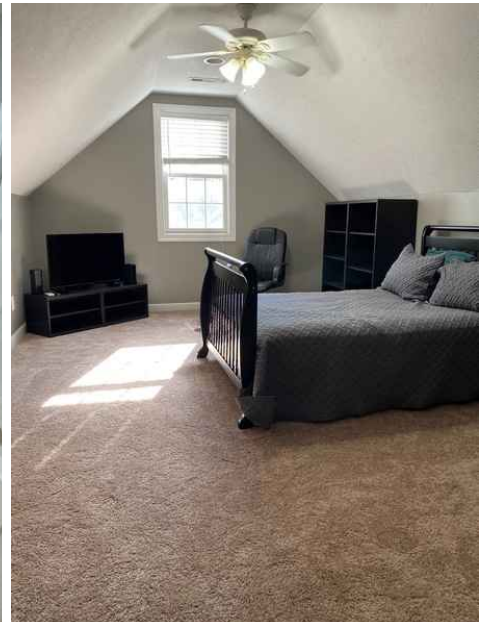
Living Room



Bedroom 2



Bedroom 1



Bonus Room Over Garage

**Limitations**

General

**RESIDENCE FURNISHED**

Residence was fully furnished which limits the view on some of the interior inspection.

SOP does not permit me to move items.

## 2: EXTERIOR

		ACC	R/R	Mon	NI	NP
2.1	Siding, Flashing & Trim		X			
2.2	Exterior Doors	X				
2.3	Walkways, Patios & Driveways	X				
2.4	Decks, Balconies, Porches & Steps		X			
2.5	Eaves, Soffits & Fascia	X				
2.6	Vegetation, Grading, Drainage & Retaining Walls		X			

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

### Information

#### Inspection Method

Crawlspace Access, Visual

#### Walkways, Patios & Driveways: Driveway Material

Concrete

#### Walkways, Patios & Driveways: Patio

Concrete/Brick



Driveway

#### Decks, Balconies, Porches & Steps: Material

Concrete, Brick

**Eaves, Soffits & Fascia: Photos**



Soffit

**Siding, Flashing & Trim: Siding Material**

Vinyl, Stone Veneer, Stucco



Stone Siding/Vinyl Siding



Vinyl Siding/Stucco



**Exterior Doors: Exterior Entry Door**

Steel



Front Entry Door



Garage Door Missing Screw

**Decks, Balconies, Porches & Steps: Appurtenance**

Covered Porch, Front Porch



Rear Entrance



Minor cracking due to settlement



Front Entrance

**Limitations**

Siding, Flashing & Trim

**STONE VENEER**

Adhered masonry stone/manufactured stone veneer cladding has been installed on this home. An inspection of the visible components suggests that the cladding system may not have been installed in such a way as to ensure that the cladding is a weather-resistant system that protects the wall assembly from excessive water penetration, condensation, and or water accumulation. Typical weep screed, flashing, sealant, and clearance installation details could not be verified by visual inspection. The lack of proper detailing is conducive to condensation and water penetration behind the stone cladding and possible hidden damage in the wall assembly. The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and to verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and /or the Masonry Veneer Manufacturer's Association (MVMA). <http://www.masonryveneer.org/>  
Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.  
Suggested Language

## Deficiencies

### 2.1.1 Siding, Flashing & Trim

Lower Priority

#### **UNKNOWN DAMAGE - MINOR**

Damage to siding in left rear of the home on the stucco. This may have been accidental damage; and could cause further damage. No further damage noted at time of inspection.

##### Recommendation

Contact a qualified professional.



### 2.4.1 Decks, Balconies, Porches & Steps

High Priority

#### **MISSING RAILING**

Railing was not present at front of home. This is a safety hazard that could result in a trip or fall.

Recommend contacting a professional to install railing.

##### Recommendation

Contact a qualified professional.



#### 2.4.2 Decks, Balconies, Porches & Steps

### WOOD ROT

Rotted spindle was noted on the rear entryway to the house. This can result in an opening greater than 4 inches. An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified professional.



Wood Rot On Spindles

#### 2.6.1 Vegetation, Grading, Drainage & Retaining Walls

### VEGETATION NEEDS TRIMMED

Vegetation touching siding of the house. This could allow water and pest intrusion.

Recommend trimming vegetation back at least one foot from house.

Recommendation

Recommended DIY Project









# 3: ROOF

		ACC	R/R	Mon	NI	NP
3.1	Coverings		X	X		
3.2	Roof Drainage Systems		X			
3.3	Flashings	X				
3.4	Skylights, Chimneys & Other Roof Penetrations	X				

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

### Inspection Method

Binoculars, Ground

### Roof Type/Style

Hip, Combination, Gable

### Coverings: Material

Asphalt

### Roof Drainage Systems: Gutter Material

Aluminum

### Flashings: Material

Aluminum

## Limitations

General

### ROOF PITCH

Roof was examined from the ground due to the pitch of the roof.

## Deficiencies

3.1.1 Coverings

### DAMAGED (GENERAL)

 Lower Priority

Roof coverings showed minor damage. Shingles not attached below Gable Vent. This could allow for water intrusion. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified handyman.



Gable Above Garage

## 3.1.2 Coverings

 Lower Priority**UNDER-DRIVEN NAILS**

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a handyman or DIY project



## 3.1.3 Coverings

 Monitor**DISCOLORED SHINGLES**

Shingles over garage are two different shades. No current signs of leaking from the area. Recommend verifying with current owner to see if there was previous damage.



## 3.2.1 Roof Drainage Systems

 Lower Priority**DOWNSPOUTS DRAIN NEAR HOUSE**

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. Recommend a qualified contractor adjust 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.



Right Rear



Rear, clogged with debris.



Left front. Was not able to determine end of downspout



Left Rear downspout clogged with debris.

## 4: DOORS, WINDOWS & INTERIOR

		ACC	R/R	Mon	NI	NP
4.1	Doors	X				
4.2	Windows	X				
4.3	Floors	X				
4.4	Walls		X			
4.5	Ceilings	X				
4.6	Steps, Stairways & Railings	X				
4.7	Countertops & Cabinets	X				

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

### Information

**Windows: Window Manufacturer**

Andersen

**Windows: Window Type**

Double-hung

**Floors: Floor Coverings**

Carpet, Engineered Wood, Tile

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Drywall

**Countertops & Cabinets:**

**Cabinetry**

Wood

**Countertops & Cabinets:**

**Countertop Material**

Laminate



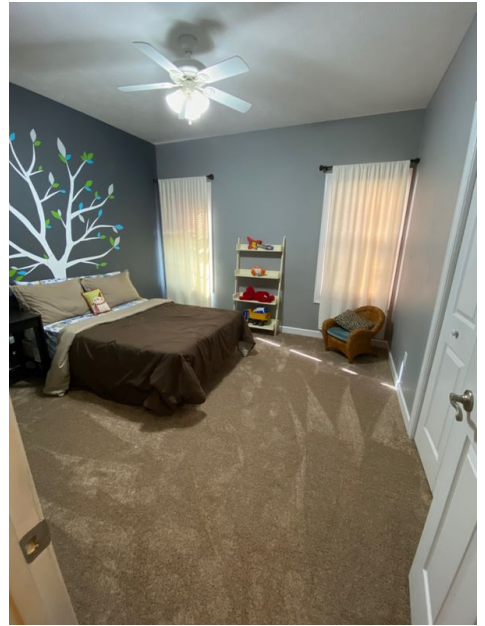
Photos



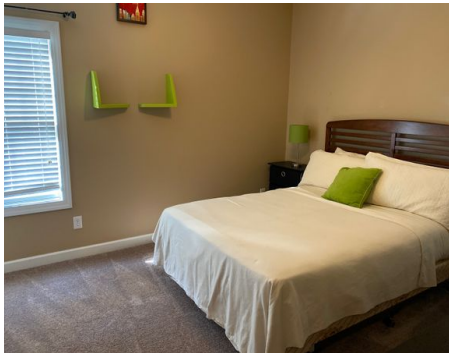
Laundry



Bonus room



Bedroom 1



Bedroom 2



Bathroom 1



Kitchen



Front room



Living Room





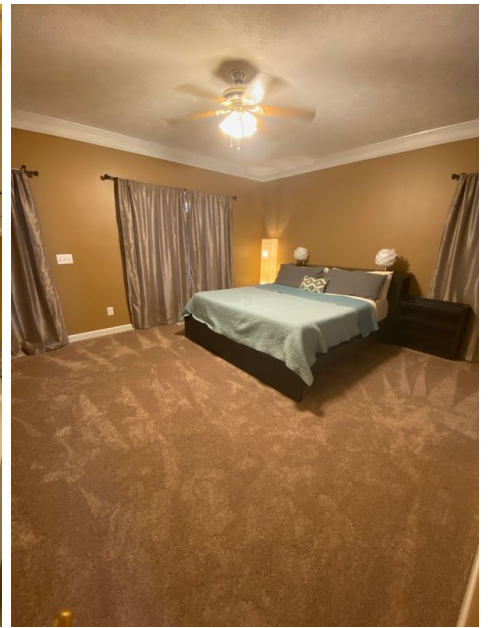
Fireplace



Bedroom 3



Bathroom 2



Master Bedroom



Master Bath

## Deficiencies

### 4.4.1 Walls

#### **POOR PATCHING**

MULTIPLE

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

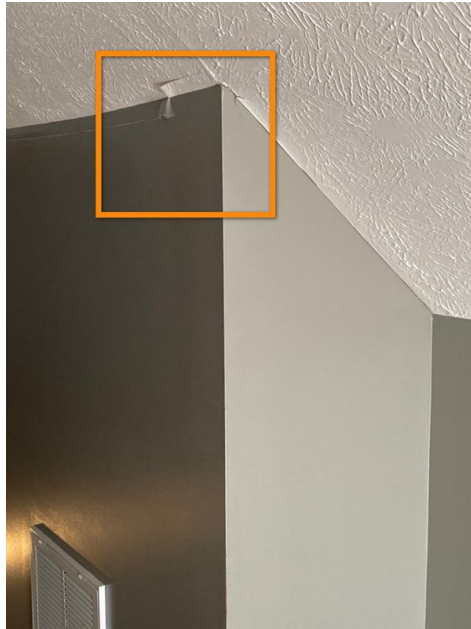
Recommendation

Contact a qualified drywall contractor.

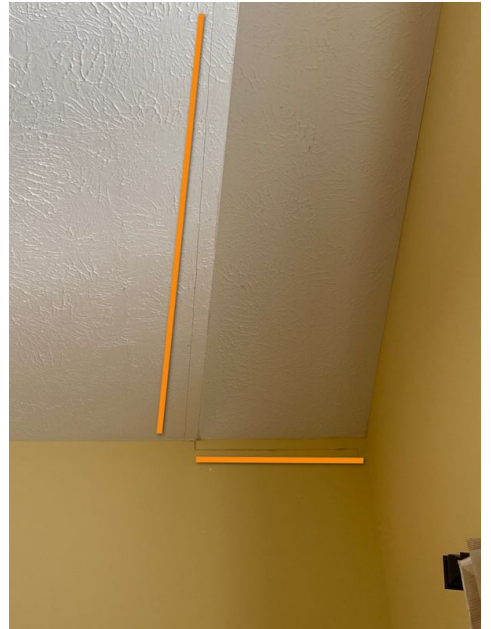
 Lower Priority



Bonus Room



Bonus Room



Bedroom 3

# 5: HEATING

		ACC	R/R	Mon	NI	NP
5.1	Equipment	X				
5.2	Normal Operating Controls	X				
5.3	Distribution Systems	X				
5.4	Presence of Installed Heat Source in Each Room	X				

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

**Equipment: Energy Source**  
Electric, Propane

**Equipment: Heat Type**  
Heat Pump

**Normal Operating Controls:**  
Thermostat



**Distribution Systems: Ductwork**  
Insulated

**HSPF Rating**  
8.2

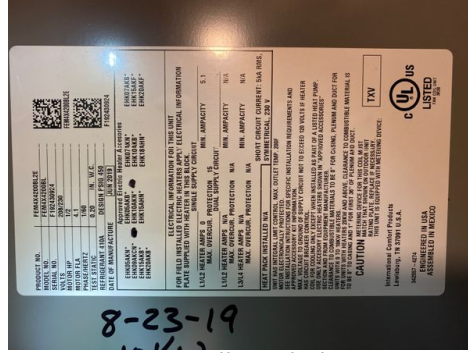
Heat pumps use Heating Seasonal Performance Factor (HSPF) as their measurement of heating efficiency. The higher the HSPF, the greater the efficiency and the greater your energy savings potential.



# Equipment: Brand Tempstar



Crawlspace



Handler Label

# 6: AIR CONDITIONING

		ACC	R/R	Mon	NI	NP
6.1	Cooling Equipment	X			X	
6.2	Normal Operating Controls	X			X	
6.3	Distribution System	X				
6.4	Presence of Installed Cooling Source in Each Room	X				

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

### Cooling Equipment: Energy Source/Type

Electric, Heat Pump

### Cooling Equipment: Location

Left side

### Distribution System: Configuration

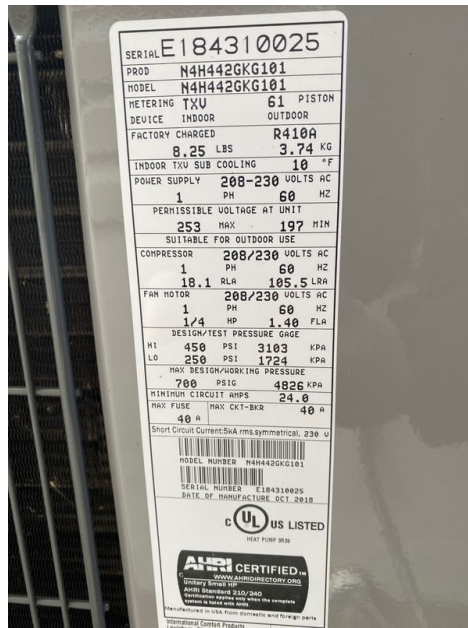
Central

### Cooling Equipment: Brand

Heil



Outside Unit



Label

### Cooling Equipment: SEER Rating

14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](http://Energy.gov).

## Limitations

### General

### OPERATING TEMPERATURE

Operating temperature was below 60 degrees. If AC were operated, this could cause damage to the system.

Cooling Equipment

**LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.



# 7: PLUMBING

		ACC	R/R	Mon	NI	NP
7.1	Main Water Shut-off Device	X				
7.2	Drain, Waste, & Vent Systems	X				
7.3	Water Supply, Distribution Systems & Fixtures		X			
7.4	Hot Water Systems, Controls, Flues & Vents	X				
7.5	Fuel Storage & Distribution Systems		X			
7.6	Sump Pump					X

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

**Filters**

None

**Water Source**

Public

**Main Water Shut-off Device:**

**Location**

Entryway closet

**Drain, Waste, & Vent Systems:**

**Drain Size**

2"

**Drain, Waste, & Vent Systems:**

**Material**

PVC

**Water Supply, Distribution**

**Systems & Fixtures: Distribution**

**Material**

Pex

**Water Supply, Distribution**

**Systems & Fixtures: Water Supply**

**Material**

Pex, PVC

**Hot Water Systems, Controls,**

**Flues & Vents: Capacity**

100 gallons

**Hot Water Systems, Controls,**

**Flues & Vents: Location**

Crawlspace



**Hot Water Systems, Controls,**

**Flues & Vents: Power**

**Source/Type**

Electric

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

**Sump Pump: Location**  
None



**Hot Water Systems, Controls, Flues & Vents: Manufacturer**  
AO Smith

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

7.3.1 Water Supply, Distribution Systems & Fixtures

 Lower Priority

### **CRACKED SINK**

BATHROOM 1

Cracked sink in Bathroom 1. Evidence of water seepage was noted under sink. This could worsen over time. Recommend qualified handyman or professional to replace.

Recommendation

Contact a handyman or DIY project



## 7.3.2 Water Supply, Distribution Systems &amp; Fixtures

 Lower Priority**TOILET RUNNING**

## BATHROOM 1

Toilet in bathroom 1 continues run after flushed. This could be due to improper installment or defective parts within the tank. Recommend qualified handyman or professional to evaluate and fix.

## Recommendation

Contact a handyman or DIY project



## 7.3.3 Water Supply, Distribution Systems &amp; Fixtures

 Lower Priority**SLOW DRAINING TUB**

Bath Tub in bathroom 1 drains slower than it should. This could be due to a partial clog. Recommend qualified handyman or professional to evaluate and clear drain.

## Recommendation

Contact a handyman or DIY project



## 7.3.4 Water Supply, Distribution Systems &amp; Fixtures

 Lower Priority**SLOW DRAINING SINK**

Right side sink in Master Bathroom drains slow. This could be due to a partial clog. Recommend qualified handyman or professional evaluate and fix.

## Recommendation

Contact a handyman or DIY project





### 7.5.1 Fuel Storage & Distribution Systems

#### **PROPANE TANK TOO CLOSE TO HOUSE**



High Priority

LEFT REAR

Propane Tank was too close to the house. For safety reasons, propane tank should be minimum 10 feet away from house and no closer than 5 feet from a window.

Recommend evaluation from Propane Supplier.

Recommendation

Contact a qualified professional.



Too Close to House

# 8: ELECTRICAL

		ACC	R/R	Mon	NI	NP
8.1	Service Entrance Conductors	X				
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X				
8.3	Branch Wiring Circuits, Breakers & Fuses	X				
8.4	Lighting Fixtures, Switches & Receptacles	X				
8.5	GFCI & AFCI	X				
8.6	Smoke Detectors		X			
8.7	Carbon Monoxide Detectors		X			

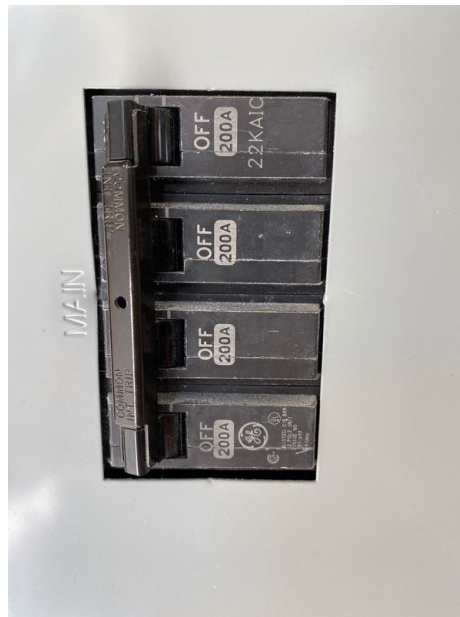
ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground, 220 Volts



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
800 AMP



Main Shutoff

**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**  
Garage

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Aluminum

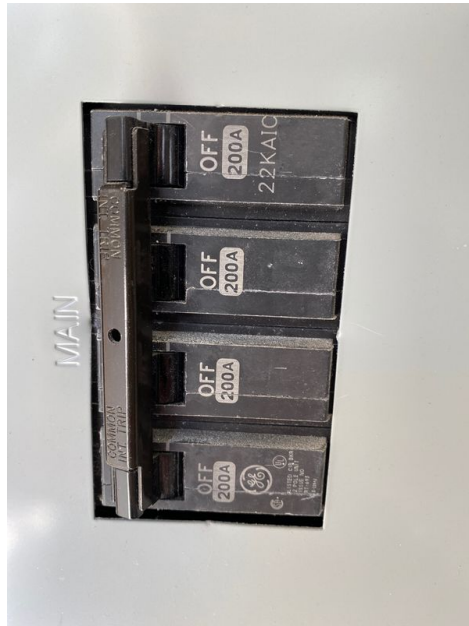
### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Garage

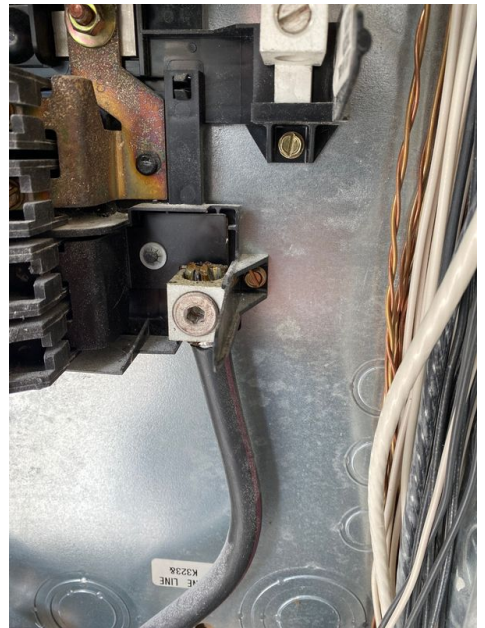
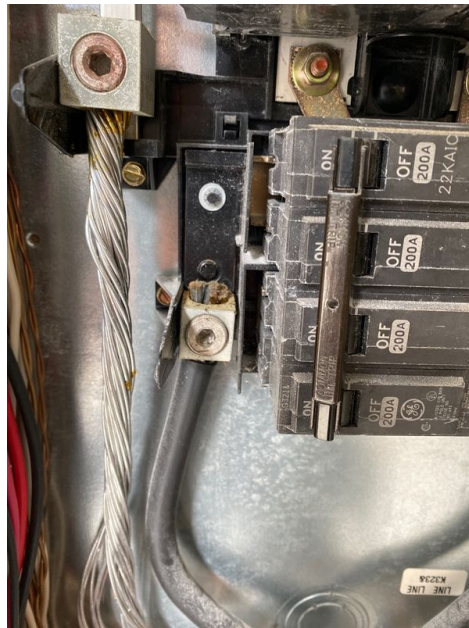
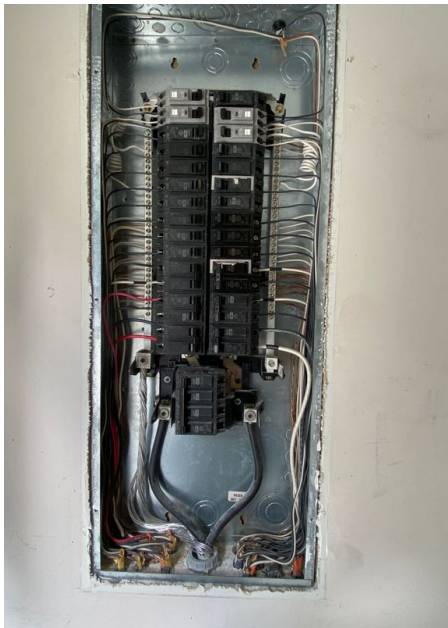
Garage



Main/Distribution Panel



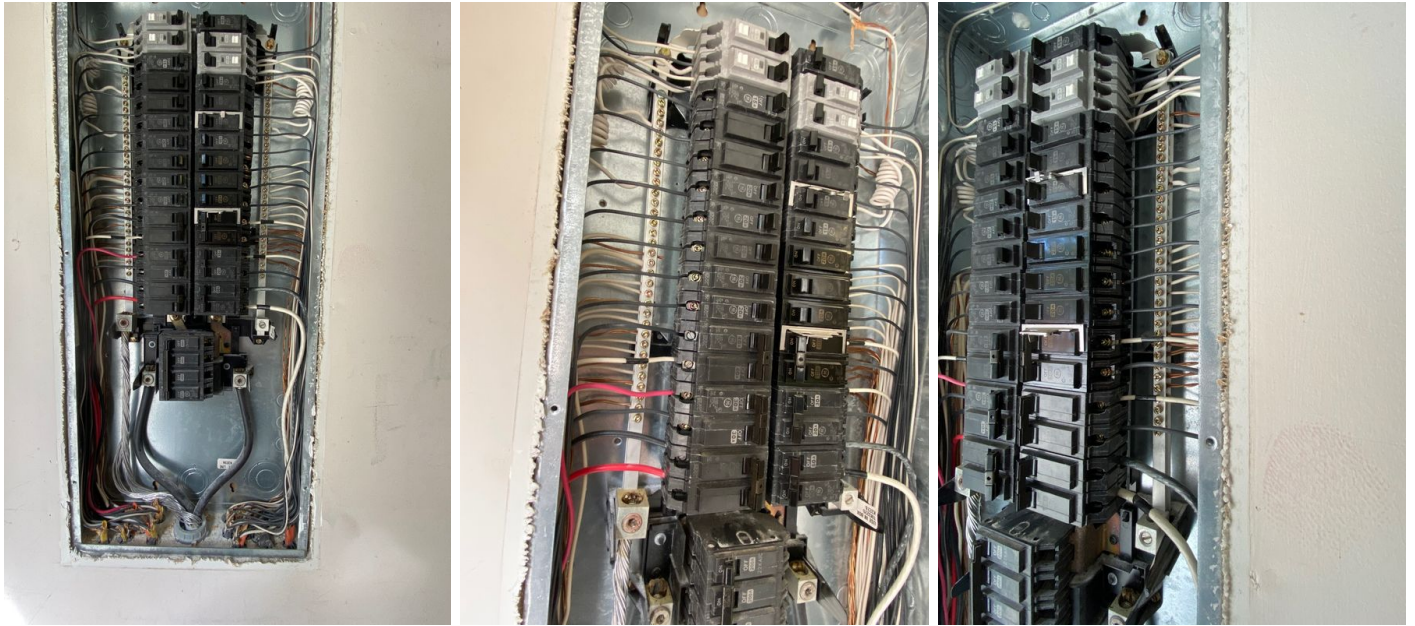
Main Shutoff





## Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex



## Deficiencies

### 8.6.1 Smoke Detectors

#### **HANGING SMOKE DETECTOR**

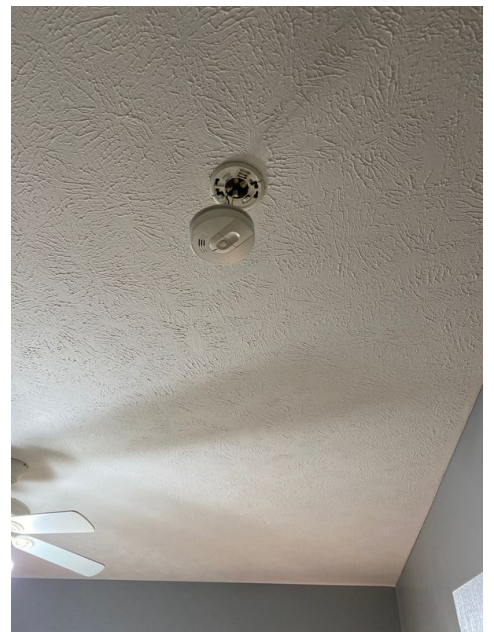
BEDROOM 1

Hanging smoke detector in bedroom 1. This could cause the detector to not function properly. Recommend remounting the detector.

Recommendation

Recommended DIY Project

Lower Priority



### 8.6.2 Smoke Detectors

#### **MISSING SMOKE DETECTOR**

Smoke detector was missing from left side hallway. However, smoke detectors have been installed in bedrooms. Recommend inquiring with current homeowner.

Recommendation

Contact the seller for more info

Lower Priority



### 8.7.1 Carbon Monoxide Detectors

#### **RECEPTACLE UNIT**

Carbon Monoxide unit was present plugged into a receptacle. Recommend battery operated unit in the event of a power outage.

Recommendation

Contact a qualified professional.

 High Priority

# 9: FIREPLACE

		ACC	R/R	Mon	NI	NP
9.1	Vents, Flues & Chimneys					X
9.2	Lintels					X
9.3	Damper Doors					X
9.4	Cleanout Doors & Frames					X

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

**Type**  
Gas



## Limitations

Vents, Flues & Chimneys

**PROPANE OPERATED**

Fireplace is propane operated and does not require a flue.



# 10: ATTIC, INSULATION & VENTILATION

		ACC	R/R	Mon	NI	NP
10.1	Attic Insulation	X			X	
10.2	Vapor Retarders (Crawlspace or Basement)	X				
10.3	Ventilation	X				
10.4	Exhaust Systems	X				

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Unknown

### Flooring Insulation

Batt, Faced

### Attic Insulation: R-value

19

### Exhaust Systems: Exhaust Fans

Fan with Light

### Attic Insulation: Insulation Type

Batt, Loose-fill



R19



R9

**Ventilation: Ventilation Type**

Gable Vents, Soffit Vents



**Limitations**

General

**ATTIC ACCESS**

Attic access was limited to the doorway due to construction method. Limited view of the attic was conducted due to construction method.

Attic Insulation

**ATTIC ACCESS**

Attic access was limited to the doorway due to construction method. Limited view of the attic was conducted due to construction method.

# 11: STRUCTURAL COMPONENTS

		ACC	R/R	Mon	NI	NP
11.1	Foundation	X				
11.2	Basements & Crawlspace			X		
11.3	Floor Structure	X				
11.4	Wall Structure	X			X	
11.5	Ceiling Structure	X			X	

ACC = Acceptable    R/R = Repair/Replace    Mon = Monitor    NI = Not Inspected    NP = Not Present

## Information

### Inspection Method

Attic Access, Crawlspace Access, Visual

### Foundation: Material

Masonry Block

### Basements & Crawlspace: Photo



### Floor Structure: Basement/Crawlspace Floor

Dirt

### Floor Structure: Material

Wood Joists

### Floor Structure: Sub-floor

OSB

## Limitations

General

### ATTIC ACCESS

Attic access was limited to the doorway due to construction method. Limited view of the attic was conducted due to construction method.

Wall Structure

### WALL COVERINGS

Due to the wall coverings (drywall), the wall structure could not be evaluated. Although there were no signs of damage to the wall structure at the time of inspection.

Ceiling Structure

### ATTIC ACCESS

Attic access was limited to the doorway due to construction method. Limited view of the attic was conducted due to construction method.

## Deficiencies

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### 11.2.1 Basements & Crawlspace

#### **HIGH MOISTURE LEVELS**

High levels of moisture were noted in areas of the crawl space. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.





# STANDARDS OF PRACTICE

## Exterior

I. The home inspector shall inspect: A. wall cladding, flashing, and trim; B. entryway doors and a representative number of windows; C. garage door operators; D. decks, balconies, stoops, steps, areaways, porches, and appurtenant railings; E. eaves, soffits, and fascias; F. driveways, patios, walkways, and retaining walls; and G. vegetation, grading, and drainage with respect only to their effect on the condition of the building. II. The home inspector shall: A. describe wall cladding materials; B. Operate all entryway doors; C. operate garage doors manually or by using installed controls for any garage door operator; D. report whether or not any garage door operator will automatically reverse or stop when they meet reasonable resistance during closing; and E. probe exterior wood components where deterioration is suspected. III. The home inspector is not required to inspect: A. storm windows, storm doors, screening, shutters, and awnings; B. fences; C. for the presence of safety glazing in doors and windows; D. garage door operator remote control transmitters; E. geological conditions; F. soil conditions; G. 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); H. detached buildings or structures; or I. for the presence or condition of buried fuel storage tanks.

## Roof

I. The home inspector shall inspect : A. the roof-coverings; B. roof drainage systems; C. flashings; D. skylights, chimneys, and roof penetrations; and E. signs of leaks or abnormal condensation on building components. II. The home inspector shall: A. describe the type of roof covering materials; and B. report the methods used to inspect the roofing. III. The home inspector is not required to: A. walk on the roofing; or B. inspect attached accessories including solar systems, antennae, and lightning arrestors.

## Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## Heating

I. The home inspector shall inspect permanently installed heating systems including: A. heating equipment; B. normal operating controls; C. automatic safety controls; D. chimneys, flues, and vents, where readily visible; E. solid fuel heating devices; F. heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and G. the presence or absence of an installed heat source for each habitable space. II. The home inspector shall describe the: A. energy source; and B. heating equipment and distribution type. III. The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of inspection. IV. 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. V. The home inspector is not required to: A. Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; B. operate automatic safety controls; C. ignite or extinguish solid fuel fires; or D. ignite a pilot light; or E. inspect: (1) the interior of flues; (2) fireplace insert flue connections; (3) heat exchanges; (4) humidifiers; (5) electronic air filters; (6) the uniformity or adequacy of heat supply to the various rooms; or (7) solar space heating equipment.

## Air Conditioning

I. The home inspector shall inspect: A. central air conditioning and through-the-wall ductless installed cooling systems including: (1) cooling and air handling equipment; and (2) normal operating controls. B. cooling distribution systems including: (1) fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; and (2) the presence or absence of an installed cooling source for each inhabitable space. II. The home inspector shall describe the: A. energy sources; and B. cooling equipment type. III. The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. IV. 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. V. The home inspector is not required to: A. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; B. inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to various rooms.

### **Plumbing**

I. The home inspector shall inspect: A. interior water supply and distribution systems, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; B. interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; C. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; chimneys, flues, and vents; D. fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and E. sump pumps. II. The home inspector shall describe: A. water supply and distribution piping materials; B. drain, waste, and vent piping materials; C. water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and locations; and D. the location of any main water supply shutoff device. III. 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. IV. The home inspector is not required to: A. state the requirement for or effectiveness of anti-siphon devices; B. determine whether water supply and waste disposal systems are public or private or the presence or absence of back flow devices; C. operate an automatic safety controls; D. operate any valve except water closet flush valves, fixture faucets, and hose faucets; E. inspect: (1) water conditioning systems; (2) fire and lawn sprinkler systems; (3) on-site water supply quantity and quality; (4) on-site waste disposal systems; (5) foundation irrigation systems; (6) bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage; (7) swimming pools; (8) solar water heating equipment; or (9) fixture overflow devices or shower pan liners; F. inspect the system for proper sizing, design, or use of materials; G. report on the absence or presence of thermal expansion tanks; or H. report on the adequacy of the reported water heater capacity.

### **Electrical**

I. The home inspector shall inspect: A. electrical service entrance conductors; B. electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; C. amperage and voltage ratings of the electrical service; D. branch service conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; E. the operation of a representative number of installed ceiling fans, light fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; F. 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; G. the operation of ground fault circuit interrupters; and H. smoke detectors and installed carbon monoxide alarms. II. The home inspector shall describe: A. electrical service amperage and voltage; B. electrical service entry conductor materials; C. the electrical service type as being overhead or underground; and D. the location of main and distribution panels. III. The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring. IV. 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 a part of a central system. V. The home inspector is not required to: A. insert any tool, probe, or testing device inside the panels; B. test or operate an overcurrent device except ground fault circuit interrupters; C. dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or E. inspect: (1) low voltage systems; (2) security systems and heat detectors; (3) telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; (4) built-in vacuum equipment; (5) back up electrical generating equipment; (6) other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power; (7) battery or electrical automotive charging systems; or (8) electrical systems to swimming pools or spas, including bonding and grounding.

### **Attic, Insulation & Ventilation**

I. The home inspector shall inspect: A. insulation and vapor retarders in unfinished spaces; B. ventilation of attics and foundations areas; C. kitchen, bathroom, and laundry venting systems; and D. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. II. The home inspector shall describe: A. insulation in unfinished spaces; and B. the absence of insulation in unfinished space at conditioned surfaces. III. The home inspector is not required to report on: A. concealed insulation and vapor retarders; or B. venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice. IV. The home inspector shall: A. move insulation where readily visible evidence indicates a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

### **Structural Components**

I. The home inspector shall inspect structural components including: A. foundation; B. floors; C. walls; D. columns or piers; E. ceilings; and F. Roofs. II. The home inspector shall describe the type of: A. foundation; B. floors structure; C. wall structure; D. columns or piers; E. ceiling structure; and F. roof structure. III. The home inspector shall: A. probe structural components where deterioration is suspected; B. 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; C. report the methods used to inspect under floor crawl spaces and attics; and D. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.