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360 INSPECTION SERVICES RESIDENTIAL HOME INSPECTION

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03/21/2026

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TABLE OF CONTENTS

When reviewing your report online, please note that each section has multiple tabs containing important information about your inspection.

1) **Overview**: This tab outlines the components of the home's major systems and details if they were inspected, not inspected, not present, and if there were any observations that require further evaluation and/or repair by an appropriate licensed or otherwise qualified contractor. When present, descriptions, locations, and implications of any observations, concerns, or material defects will be provided along with detailed pictures/videos as well as recommendations for what should be done next and the type of contractor that should be consulted.

2) **Information**: This tab contains general information, photographs, and descriptions of each of the home's major systems and their components. Some of the information provided includes descriptions of the materials and practices used in construction, locations of utility shutoffs, methods of inspection, and reference photographs showing the general condition and operation of the home's major systems.

3) **Standards**: This tab contains excerpts from the applicable sections of the standards of practice that licensed home inspectors in the state of North Carolina must meet when performing a home inspection. This section serves as a reference for the minimum standard required when inspecting each component.

This report has been prepared for the exclusive use of the client(s) named in the report. No person or entity other than the named client(s) may rely upon any representations made in this report. 360 Inspection Services will not discuss any information contained within this report with any party other than the client(s) and their authorized agents, where applicable, without their expressed written permission.

4

RECOMMENDATION

SUMMARY

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

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1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	Inspection Information	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

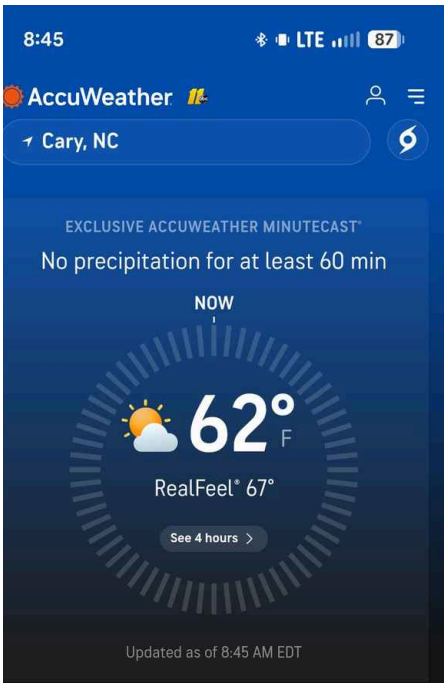
Inspection Information: In Attendance
Inspector

Inspection Information: Occupancy
Vacant, Utilities On

Inspection Information: Type of Building
Townhouse

Inspection Information: Weather Conditions
Partly Cloudy, Warm

Inspection Information: Soil Conditions
Dry



Inspection Information: Structure Orientation

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left, right, front, rear, etc of the structure should be construed as standing in the front yard, viewing the front of the structure.

2: SITEWORK AND GRADING

		IN	NI	NP	O
2.1	Driveway	X			
2.2	Walkways	X			
2.3	Grading	X			
2.4	Retaining Walls			X	
2.5	Vegetation	X			
2.6	General Comments, Sitework and Grading	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Driveway: **Driveway Material**
Concrete

Walkways: **Walkway Material**
Concrete

3: EXTERIOR AND STRUCTURAL COMPONENTS

		IN	NI	NP	O
3.1	Exterior Stairs	X			
3.2	Exterior Paint	X			X
3.3	Caulking/Sealing	X			X
3.4	Exterior Wall Cladding and Trim	X			X
3.5	Decks or Patios	X			
3.6	Foundation/Crawlspace/Basement	X			
3.7	Floor Structure	X			
3.8	Wall Structure	X			
3.9	Ceiling and Roof Structure	X			
3.10	General Comments, Exterior and Structural Components	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Exterior Stairs: Material
Wood, Composite

Exterior Paint: Condition
Peeling, OK

Caulking/Sealing: Condition
In need of repair

Exterior Wall Cladding and Trim: Siding Material
Manufactured Stone Veneer, Brick Veneer

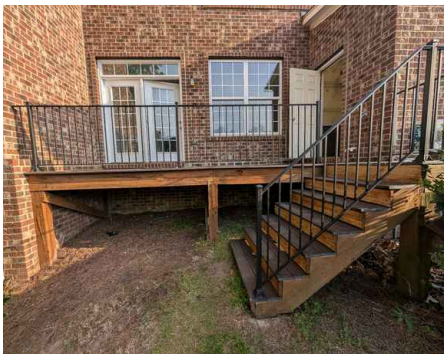
Exterior Wall Cladding and Trim:
Trim Material
Composite, Wood

Exterior Wall Cladding and Trim: Weep Holes/Weep Screed Present?

Yes


Decks or Patios: Area

Deck



Decks or Patios: Material

Pressure Treated Wood, Composite Decking, 6x6 support posts, Freestanding






Foundation/Crawlspace/BasementFoundation/Crawlspace/BasementFoundation/Crawlspace/Basement

Foundation Type

Monolitic Slab

Foundation Material

Pressure Treated Wood, Poured Concrete, Brick facing

Piers and Support Columns

Load bearing walls

Foundation/Crawlspace/Basement **Foundation/Crawlspace/Basement** **Floor Structure: Floor Structure Material**

Foundation Drainage
No Drainage Method Observed

Method of Inspection
Observed Perimeter Walls

Concrete, Wood Frame

Floor Structure: Beams and Girders
Not observed due to finished walls and ceilings

Floor Structure: Anchoring
Inaccessible Due To Finished Walls

Floor Structure: Limitations

The floor structure of this home is covered with drywall and floor coverings and could not be directly observed. No evidence of unusual movement such as sticking doors or wall cracks was observed.

Wall Structure: Wall Framing
Wood Frame

Wall Structure: Limitation: Walls covered with drywall

Walls are finished with drywall and structural components could not be directly observed.

Ceiling and Roof Structure: Roof Style
Gable

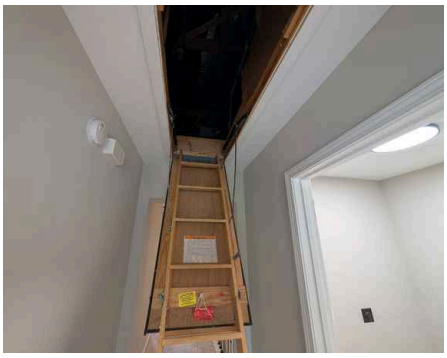
Ceiling and Roof Structure: Roof Structure Materials
Engineered trusses, LP TechShield OSB sheathing, Fire retardant sheathing within 4' of party walls






Ceiling and Roof Structure: Attic Access

Pull-Down Stairs



Ceiling and Roof Structure: Attic Flooring

Partially floored for storage, Floored for access to mechanical equipment

Ceiling and Roof Structure: Method of Inspection

Entered and inspected with a flashlight., Inspected from finished areas

Ceiling and Roof Structure: Limitation: Lack of safe walkway

Unless otherwise noted, attics are only observed from floored areas. When floored areas are not present, attics are observed from a step ladder or adjacent finished areas only in order to prevent damage to framing, ceilings, insulation, and other building materials as well as for inspector safety. While every reasonable effort is made to gain access to or view all areas, this limitation means that all areas of an attic may not be directly observed and that unknown conditions or defects may be present.

4: ROOFING AND GUTTERS

		IN	NI	NP	O
4.1	Roof Coverings	X			
4.2	Gutters and Drainage	X			
4.3	General Comments, Roofing and Gutters	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Roof Coverings: Roof Covering Photos

















Roof Coverings: Roof Covering Materials

Fiberglass based asphalt shingles

Roof Coverings: Roof Covering Effective Age

First third of useful life

Roof Coverings: Number of Skylights

0

Roof Coverings: Roof Flashing Condition

OK where observed

Roof Coverings: Method of Inspection

Observed from the ground, Observed using drone

Roof Coverings: Limitation - Drone Inspection

During this inspection, the exterior roof and roof coverings were observed and photographed using a drone. Where accessible, the underside of the sheathing was observed from the attic and unfinished areas and no evidence of leaks or damage were observed unless otherwise noted. In areas where the underside of the roof was not visible, such as vaulted ceilings and areas of the attic that are inaccessible/not safely accessible, the roof inspection was limited to reviewing of the images captured using the drone.

Gutters and Drainage: Gutter Material

Aluminum

Gutters and Drainage: Splash blocks/drainpipes present at all downspouts?

Yes

5: INSULATION, VENTILATION, AND VAPOR BARRIERS

		IN	NI	NP	O
5.1	Insulation	X			X
5.2	Ventilation	X			
5.3	Vapor Barriers	X			
5.4	General Comments, Insulation, Ventilation and Vapor Retarders	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Insulation: Foundation/Floor Insulation

Concrete Slab

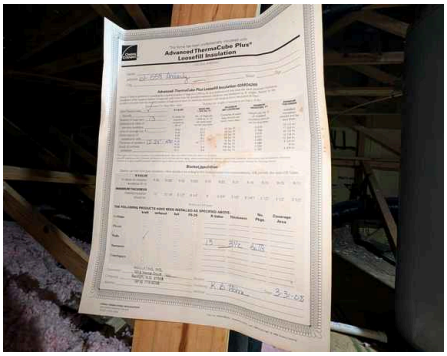
Insulation: Exterior Wall Insulation

Could not be observed due to finished walls, R-13 according to the insulation certificate

Insulation: Attic Insulation

Blown Fiberglass, R-30 per the insulation certificate.

Insulation: Insulation/Energy Efficiency Certificate Present



Ventilation: Foundation Ventilation

This is a concrete slab foundation.

Ventilation: Attic Ventilation

Ridge Vents(continuous), Soffit Vents(continuous)

Ventilation: Dryer Vent

Dryer vents should be cleaned regularly for efficient operation and to prevent a potential fire hazard. This will be an item of ongoing homeowner maintenance.

Ventilation: Bath Venting

Installed

Vapor Barriers: Crawlspace Vapor Barrier

Slab foundation

Vapor Barriers: Limitations

Any vapor retarders installed under the floor slab are inaccessible and could not be observed.

6: DOORS, WINDOWS, AND INTERIORS

		IN	NI	NP	O
6.1	Exterior Doors	X			
6.2	Interior Doors	X			
6.3	Windows	X			X
6.4	Floor Coverings	X			
6.5	Walls and Ceilings	X			
6.6	Interior Stairways	X			X
6.7	General Comments, Interiors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Windows: **Window Type**

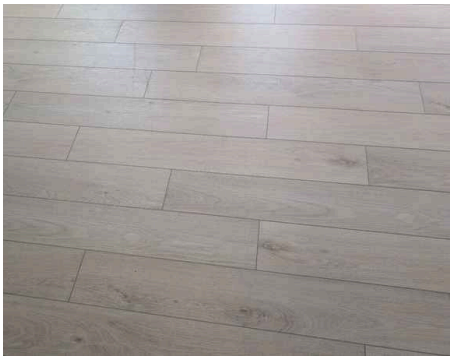
Vinyl, Insulated

Windows: **Limitation - Detection of lost seals**

The detection of lost seals can be extremely difficult due to differences in temperature, lighting and the condition of the windows. It is not guaranteed that all lost seals can be found during the course of a home inspection. When failed window seals are suspected, a window and glass professional should be consulted for a more thorough evaluation of windows to determine which windows are affected and recommendations for repair.

Floor Coverings: **Floor Coverings**

Vinyl, Carpet, Tile



Walls and Ceilings: **Wall Material**

Drywall

Walls and Ceilings: **Ceiling Material**

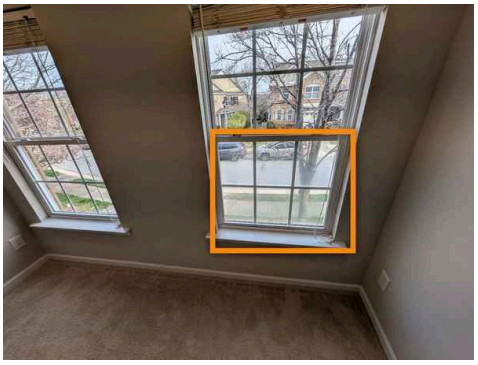
Drywall

Observations and concerns

6.3.1 Windows

WINDOWS - FAILED SEAL

FRONT BEDROOM



Thermal (hermetic) seals on insulated glass windows have failed on windows at the noted location(s). Lost seals can reduce the thermal efficiency of the windows and in extreme cases can reduce visibility through the glass. Any bad glass should be replaced by a window and glass professional. The detection of lost seals can be extremely difficult due to differences in temperature, lighting and the condition of the windows. It is not guaranteed that all lost seals can be found. For a more thorough evaluation of any suspect windows you should consult with a window and glass professional.

Recommendation

Contact a qualified window repair/installation contractor.

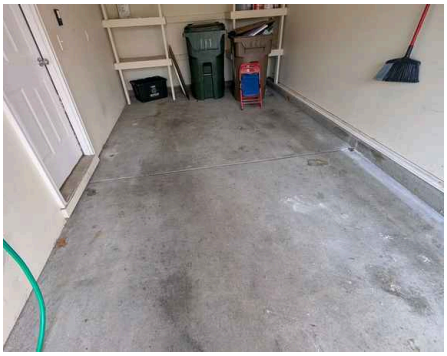
7: GARAGE

		IN	NI	NP	O
7.1	Garage Floor	X			X
7.2	Garage Door and Opener	X			X
7.3	General Comments, Garage and Garage door(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Garage Floor: Garage Floor Photos



Garage Door and Opener: Automatic Garage Door Opener Installed

Garage Door and Opener: Safety Controls Tested

Photo Cell Reversal, 1.5" Obstruction Reversal, Pressure Test Reversal, Garage Door Disconnect

Garage Door and Opener: Safety Controls Operable?

Partially: See Observations

Observations and concerns

7.1.1 Garage Floor

GARAGE FLOOR - HAIRLINE CRACKING (MONITOR)

Hairline cracking was found in the garage floor at the noted location(s) . It cannot be determined as part of a home inspection if movement has stabilized or will continue. The floor should be periodically monitored and if significant movement is noted you should consult with a qualified concrete contractor or structural engineer for further evaluation and recommendations for repair.

Recommendation

Recommend monitoring.

8: CABINETRY AND APPLIANCES

		IN	NI	NP	O
8.1	Cabinets & Countertops	X			X
8.2	Appliances	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Cabinets & Countertops:

Cabinetry photos

Appliances: Appliances Inspected

Cooktop, Wall Oven, Built-In Microwave, Unvented Range Hood, Refrigerator, Garbage Disposal







Appliances: Range/Oven/Cooktop Energy Source

Electric Oven, Gas Cooktop


Observations and concerns

8.2.1 Appliances

APPLIANCES - INOPERABLE ICE MAKER

The ice maker did not appear to be operable. Water supply was confirmed though the door dispenser, but no ice was present. The ice maker should be repaired or replaced as needed for proper operation by a qualified appliance repair contractor.

Recommendation

Contact a qualified appliance repair professional.



9: PLUMBING

		IN	NI	NP	O
9.1	Water Service	X			
9.2	Main Water Shut-off Device	X			
9.3	Water Supply and Distribution Lines	X			
9.4	Drain, Waste, & Vent Systems	X			
9.5	Water Heater	X			X
9.6	Exterior Faucets	X			
9.7	Sinks and Lavatories	X			X
9.8	Toilets	X			
9.9	Tubs and Showers	X			X
9.10	Fuel Storage & Distribution Systems	X			
9.11	General Comments, Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

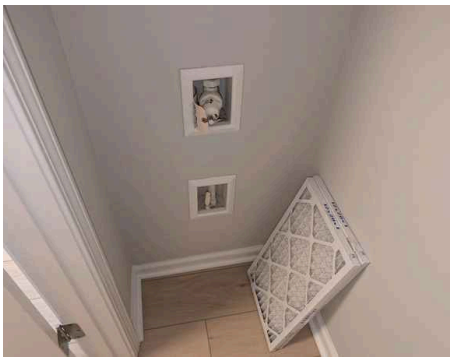
Information

Water Service: Water Source
Public

Water Service: Functional Flow
Acceptable

Main Water Shut-off Device: Location
Coat closet in the entry hall

Water shut-off valves were not tested as part of this inspection. Operation of valves should be confirmed to ensure that water can be shut off in the event of an emergency.



Water Supply and Distribution Lines: Water Supply Line Material
Unknown

Water Supply and Distribution Lines: Distribution Line Material
Unknown

Water Supply and Distribution Lines: Limitation - Concealed Water Supply and Distribution Lines

Water supply and distribution piping buried below ground or in concealed areas below slabs, inside walls, and in inaccessible locations could not be observed or inspected.

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Waste Discharge
Public

Drain, Waste, & Vent Systems: Limitation - Concealed Drain and Waste Lines

Drain/Waste/Vent piping concealed below ground, under flooring slabs, inside walls, or in other inaccessible locations could not be observed.

Water Heater: Manufacturer
AO Smith

Water Heater: Year Of Manufacture
2025

Water Heater: Location
Attic

Water Heater: Fuel Type
Natural gas

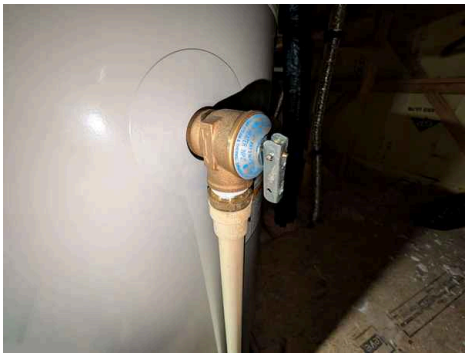
Water Heater: Capacity
50 gallons

Water Heater: Hot Water Temperature
116

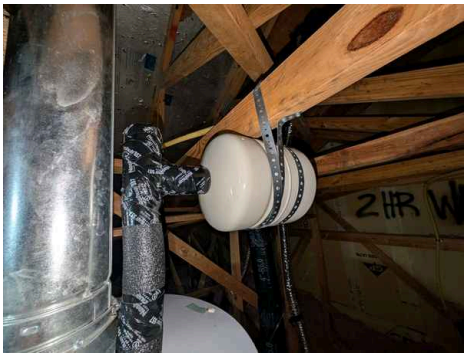
Water temperatures over 125 degrees can be hazardous, as it can cause scalding and burns, especially in homes with young children, the elderly, and people with mobility challenges. Hot water temperature should remain set below 125 degrees for safety and energy conservation.

Water Heater: Hot Water Temperature Measurement Location
Kitchen

Water Heater: Temperature Pressure Relief Valve Installed?

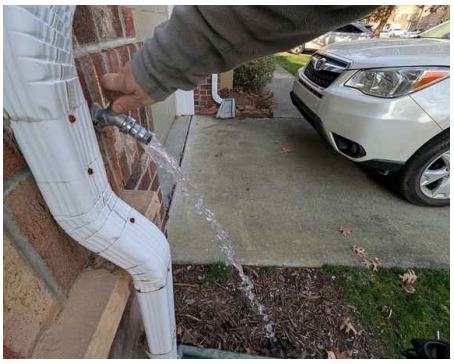


Water Heater: Expansion Tank Present?



Exterior Faucets: Exterior Faucets

Operated when tested



Fuel Storage & Distribution Systems: Main Gas or Fuel Shut-off Location

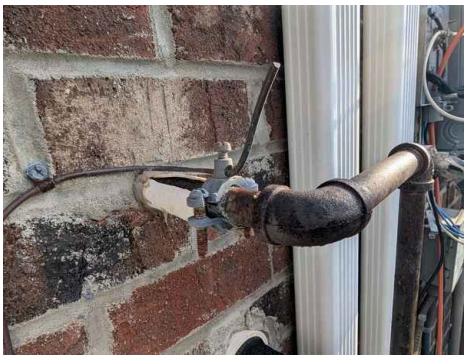
Rear wall of the home

Fuel Storage & Distribution Systems: Materials Used

CSST (Corrugated Stainless Steel Tubing)

Fuel Storage & Distribution Systems: Bonding Location

At the gas meter



10: ELECTRICAL

		IN	NI	NP	O
10.1	Electrical Service	X			
10.2	Main Panel and Disconnect	X			X
10.3	Secondary Distribution Panel			X	
10.4	Branch Circuits	X			X
10.5	Electrical Fixtures	X			X
10.6	Smoke Alarms	X			X
10.7	Carbon Monoxide Alarms	X			
10.8	General Comments, Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Electrical Service: **Service Entry Location**

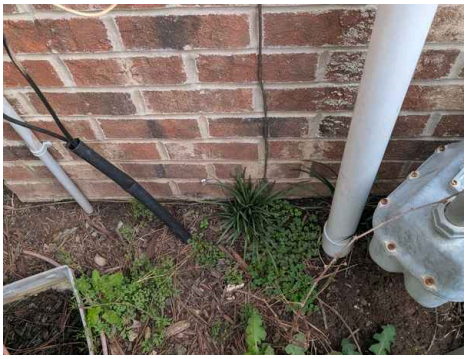
Rear wall of the home

Electrical Service: **Overhead or Underground?**

Underground

Electrical Service: **System Ground and Bonding**

Grounded to driven electrode, Connections to the electrode are buried and could not be observed



Electrical Service: **Service Amperage**

200 amps

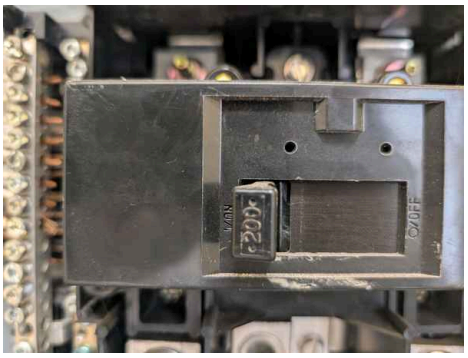
Main Panel and Disconnect: **Panel Location**

Outside storage room

Main Panel and Disconnect: Panel Manufacturer
Square D

Main Panel and Disconnect: Service Material
Aluminum

Main Panel and Disconnect: Panel Service Amperage
200 Amps



Main Panel and Disconnect: Panel Voltage
120/240

Main Panel and Disconnect: Overcurrent Protection Devices
Circuit Breakers

Main Panel and Disconnect: # of 240 Volt Circuits
3

Main Panel and Disconnect: # of 120 Volt Circuits
17

Main Panel and Disconnect: Circuits labeled
Yes

Main Panel and Disconnect: # of GFCI Circuit Breakers
0

Main Panel and Disconnect: # of AFCI Breakers
2 #

Main Panel and Disconnect: AFCI Breakers Tested

Arc fault circuit interrupters (AFCIs) tripped when tested with the factory installed test function.
For more information on arc fault circuit interrupters see this article from Doug Hansen at Code Check.

Secondary Distribution Panel: GFCI Circuit Breakers
0 #

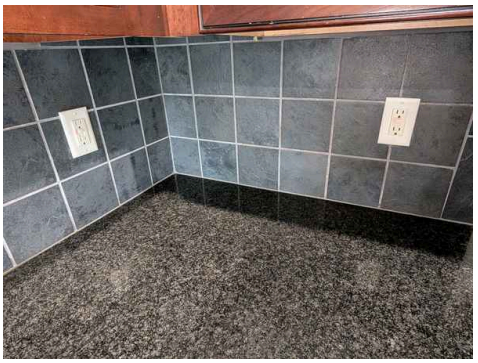
Secondary Distribution Panel: AFCI Circuit Breakers
0 #

Branch Circuits: Wiring Method
Nonmetallic/Romex

Branch Circuits: Location of GFCI Outlets

Kitchen, Garage, Master Bath

Note: There may be multiple GFCI outlets in locations such as kitchens, garages, exteriors or unfinished basements.



Branch Circuits: Any ungrounded 120-V outlets found?

No

Branch Circuits: Polarity correct?

Polarity was correct on 120-V outlets where observed

Branch Circuits: Single Strand Aluminum Branch Circuit Wiring

None

Smoke Alarms: Locations

Inside Bedrooms, Halls Within 15' of Bedrooms, On Each Level

Smoke Alarms: Linked or Unlinked

Linked

Smoke Alarms: Power Source

120-V with battery backup

Smoke Alarms: Operated when tested

Smoke alarms operated when tested using the factory installed test button. The smoke and carbon monoxide alarms should be tested occasionally per manufacturers recommendations throughout the year to verify that they are linked and in working condition.

Smoke Alarms: Security System Alarms Not Tested

Alarms installed as part of a home security system are not tested as part of a home inspection. If your home has a security system with smoke and CO alarms they should be tested and proper operation confirmed by the security monitoring company.

Carbon Monoxide Alarms: Locations

Halls Within 15' of Bedrooms, Combination Smoke/CO alarms

Carbon Monoxide Alarms: Power Source

120-V with battery backup

Carbon Monoxide Alarms: Operated when tested

Carbon Monoxide alarms operated when tested using the factory installed test button. The smoke and carbon monoxide alarms should be tested occasionally throughout the year to verify that they are linked and in working condition. I recommend that Carbon Monoxide alarms be tested in the spring and fall when daylight savings time begins and ends.

11: HEATING AND AIR CONDITIONING

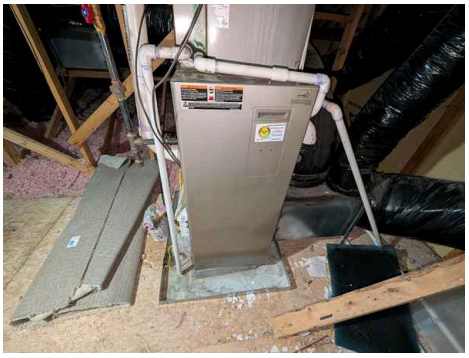
		IN	NI	NP	O
11.1	HVAC System #1	X			X
11.2	HVAC System #2			X	
11.3	Heat Distribution System	X			
11.4	General Comments, Heating and Air Conditioning	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

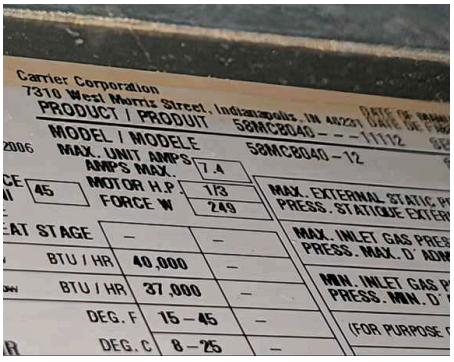
HVAC System #1: Type
Gas Furnace, Electric Air Conditioning

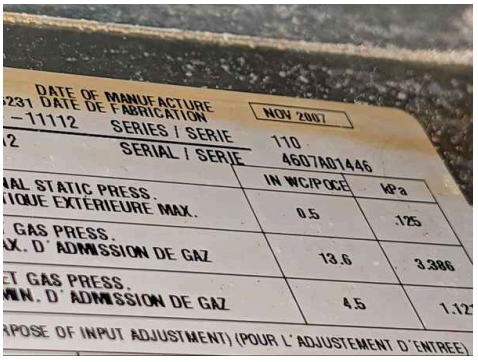
HVAC System #1: Location of Furnace or Air Handler
Attic



HVAC System #1: Thermostat/Control Location(s)
1st Floor Hall, Master Bedroom

HVAC System #1: Heating Equipment Brand
Carrier





HVAC System #1: Heating Equipment Year Of Manufacture
2007

HVAC System #1: Method Of Inspection

Operated in Heating and Cooling Modes, Opened and Inspected User Service Panels

HVAC System #1: Safety Controls

Circuit Breaker(s), High/Low Limiter, Flame Rollout Sensors, Thermocouple, Condensate Pan Float Switch

HVAC System #1: Venting and Combustion Air

OK where observed

HVAC System #1: Air Conditioning Equipment Brand

Carrier

HVAC System #1: Air Conditioning Year Of Manufacture

2008

HVAC System #1: Air Conditioning Capacity

3 tons

Each ton of capacity equals 12,000 BTU

HVAC System #1: Air Conditioning System Performance

16 degrees

When weather conditions permit, air conditioning system performance is tested by calculating the difference in air temperatures between a supply and a return.

A generally accepted range indicating adequate performance is between 14 and 25 degrees.

HVAC System #1: Filters

OK

HVAC System #1: Gas Lines

Corrugated Stainless Steel tubing (CSST)

Heat Distribution System: Heat Distribution

Insulated Ductwork

Heat Distribution System: Installed Heating and Cooling Source for all Habitable Spaces?

Yes

Heat Distribution System: Zone Control System Installed

A zone control system installed in the distribution system, intended to permit different areas/levels of the home to be separately controlled from the same HVAC system. The zone control functioned when tested.

Heat Distribution System: Limitation - Interior of Ductwork and Ductwork in inaccessible areas

The interior of all ductwork and any ductwork concealed in inaccessible areas could not be observed.

Observations and concerns

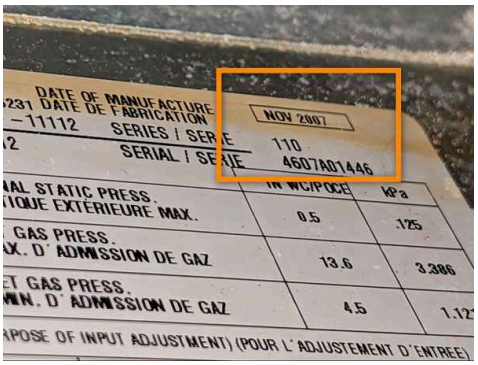
11.1.1 HVAC System #1

COMBUSTION FURNACE - OLDER THAN 10 YEARS

The furnace is over 10 years old and has exceeded the typical manufacturer's warranty. You should ask the sellers for any service records available. Unless recent documentation can be found the furnace and heat exchanger should be serviced and inspected by a licensed HVAC contractor to verify that the system is safe for use. Any older gas furnaces should be inspected and serviced yearly to maintain and extend the life of the system.

Recommendation

Contact a qualified HVAC professional.


DATE OF MANUFACTURE
DATE DE FABRICATION
NOV 2007
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IN WC/POUCE
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AL STATIC PRESS.
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ET GAS PRESS.
MIN. D' ADMISSION DE GAZ
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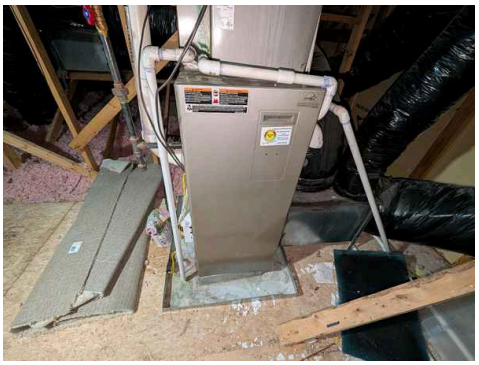
RPOSE OF INPUT ADJUSTMENT) (POUR L' ADJUSTEMENT D' ENTREE)



12: FIREPLACES AND SOLID FUEL BURNING EQUIPMENT

		IN	NI	NP	O
12.1	Fireplaces or other solid fuel burning appliances			X	
12.2	Chimney or Flue			X	
12.3	General Comments, Fireplaces or Solid Fuel Fired Appliances			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

STANDARDS OF PRACTICE

Exterior and Structural 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 11NCAC 8.1109(d)(5)(F); (8) Detached buildings or structures; or (9) For the presence or condition of buried fuel storage tanks.

.1106 STRUCTURAL COMPONENTS

(a) The home inspector shall inspect structural components including:(1) Foundation;(2) Floors;(3) Walls;(4) Columns or piers;(5) Ceilings; and(6) Roofs.

(b) The home inspector shall describe the type of: (1) Foundation;(2) Floor structure;(3) Wall structure;(4) Columns or piers;(5) Ceiling structure; and(6) Roof structure.

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

Roofing and Gutters

.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.

Insulation, Ventilation, and Vapor Barriers

.1114 INSULATION AND VENTILATION

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

(b) The home inspector shall describe:(1) Insulation in unfinished spaces; and(2) The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or(2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice.

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

Doors, Windows, and Interiors

.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.

Garage

From .1107 EXTERIOR

(a) The home inspector shall inspect:...(3) Garage door operators...

(b) The home inspector shall:...(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;

(c) The home inspector is not required to inspect:...(4) Garage door operator remote control transmitters...

Cabinetry and Appliances

.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.

Plumbing

.1109 PLUMBING

(a) The home inspector shall inspect: (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;(3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents;(4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and(5) Sump pumps.

(b) The home inspector shall describe: (1) Water supply and distribution piping materials; (2) Drain, waste, and vent piping materials; (3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and(4) The location of any main water supply shutoff device.

(c) The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

(d) The home inspector is not required to: (1) State the requirement for or effectiveness of anti-siphon devices;(2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices;(3) Operate automatic safety controls;(4) Operate any valve except water closet flush valves, fixture faucets, and hose faucets;(5) Inspect:(A) Water conditioning systems;(B) Fire and lawn sprinkler systems;(C) On-site water supply quantity and quality;(D) On-site waste disposal systems;(E) Foundation irrigation systems;(F) Bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage;(G) Swimming pools;(H) Solar water heating equipment; or(I) Fixture overflow devices or shower pan liners;(6) Inspect the system for proper sizing, design, or use of materials.(7) Report on the absence or presence of thermal expansion tanks; or(8) Report on the adequacy of the reported water heater capacity.

Electrical

.1110 ELECTRICAL (

a) The home inspector shall inspect: (1) Electrical service entrance conductors;(2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;(3) Amperage and voltage ratings of the electrical service; (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; (5) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;(6) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;(7) The operation of ground fault circuit interrupters; and(8) Smoke detectors and installed carbon monoxide alarms.

(b) The home inspector shall describe:(1) Electrical service amperage and voltage;(2) Electrical service entry conductor materials;(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.

Heating and Air Conditioning

.1111 HEATING

(a) The home inspector shall inspect permanently installed heating systems including:(1) Heating equipment;(2) Normal operating controls;(3) Automatic safety controls;(4) Chimneys, flues, and vents, where readily visible;(5) Solid fuel heating devices;(6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and(7) The presence or absence of an installed heat source for each habitable space.

(b) The home inspector shall describe the:(1) Energy source; and(2) Heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed.

(e) The home inspector is not required to:(1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection;(2) Operate automatic safety controls;(3) Ignite or extinguish solid fuel fires; or(4) Ignite a pilot light; or(5) Inspect:(A) The interior of flues;(B) Fireplace insert flue connections; (C) Heat exchanges;(D) Humidifiers;(E) Electronic air filters;(F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.

.1112 AIR CONDITIONING

(a) The home inspector shall inspect:(1) Central air conditioning and through-the-wall ductless installed cooling systems including:(A) Cooling and air handling equipment; and(B) Normal operating controls.(2) Cooling distribution systems including:(A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan- coil units; and(B) The presence or absence of an installed cooling source for each habitable space.

(b) The home inspector shall describe the:(1) Energy sources; and(2) Cooling equipment type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed.

(e) The home inspector is not required to:(1) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;(2) Inspect window air conditioners; or(3) Inspect the uniformity or adequacy of cool-air supply to the various rooms.

Fireplaces and Solid Fuel Burning Equipment

From .1111 HEATING

(a) The home inspector shall inspect permanently installed heating systems including:...(4) Chimneys, flues, and vents, where readily visible;(5) Solid fuel heating devices;...

(b) The home inspector shall describe the:(1) Energy source; and(2) Heating equipment and distribution type.

(e) The home inspector is not required to:...(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;...