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RESIDENTIAL REPORT

1234 Main St. Laurel Springs North Carolina 28644

Buyer Name
02/16/2021 9:00AM

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

SUMMARY

1 MAINTENANCE ITEM

1 RECOMMENDATION

1 SAFETY HAZARD

2.2.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Minor cracking of floor slab

5.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Functional flow

13.4.1 Garage - Garage Door: Auto reverse with contact not working

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Home Owner

Occupancy
Occupied

Style
Multi-level

Temperature (approximate)
20 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
2.1	Foundation	X			
2.2	Floor Structure	X			X
2.3	Basements & Crawlspaces	X			
2.4	Wall Structure		X		
2.5	Ceiling Structure		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Crawlspace Access, Visual

Foundation: Material
Concrete, Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Wood joist system

Floor Structure: Sub-floor
Inaccessible

Basements & Crawlspaces: Finished basement

Basement. Was finished, allowing no view of structural components or insulation.

Limitations

Wall Structure

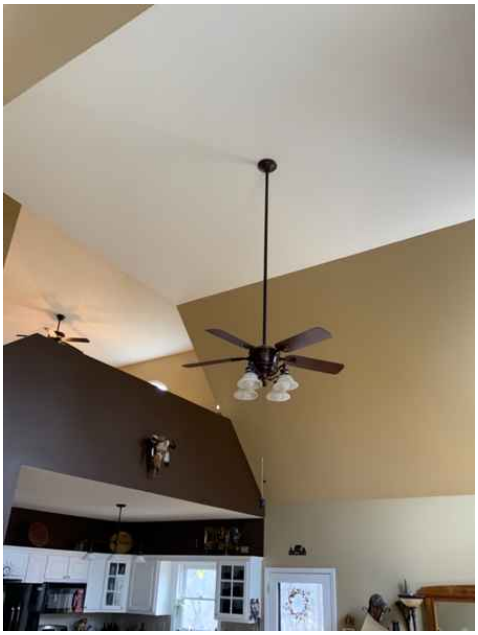
WALLS WERE FINISHED

Walls were finished, allowing no view of the wall structure. appears to be a combination of platform framing and balloon framing.

Ceiling Structure

CEILING STRUCTURE NOT VISIBLE FOR INSPECTION. NO ACCESSIBLE ATTIC

Ceiling structure was not visible. Home has no accessible attic



Deficiencies

2.2.1 Floor Structure

Recommendation

MINOR CRACKING OF FLOOR SLAB

Minor cracking in the floor slab of the basement. Appears to be from settlement

Basement

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Eaves, Soffits & Fascia	X			
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Windows	X			
3.7	Walkways, Patios & Driveways	X			

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Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding
This home has a combination of natural stone veneer and log siding.

Siding, Flashing & Trim: Siding Material
Stone, Wood

Exterior Doors: Exterior Entry Door
Glass, Steel clad wood core

Siding, Flashing & Trim: Siding Style
Clapboard

Eaves, Soffits & Fascia: Eaves, soffits and facia
These were inspected and no evidence was found of decay.

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Decks, Balconies, Porches & Steps: Material
Wood

Decks, Balconies, Porches & Steps: Deck

Home has an L shaped deck across the from and down the right side.

Windows: Window Manufacturer

Pella

Windows: Window Type

Double-hung, Thermal

Walkways, Patios & Driveways: Driveway Material

Asphalt, Concrete

Walkways, Patios & Driveways: Patio area

This home has a concrete patio area

Vegetation, Grading, Drainage & Retaining Walls: Drainage and vegetation

This home had good drainage and no close vegetation that could cause potential damage.

4: ROOF

		IN	NI	NP	D
4.1	Coverings		X		
4.2	Roof Drainage Systems	X			
4.3	Skylights, Chimneys & Other Roof Penetrations		X		
4.4	Flashings	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Binoculars

Roof Type/Style
Shed, Gable

Coverings: Material
Metal

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Flashings: Material
Steel

Coverings: Roof covering

Metal roof appeared to be in good shape, not apparent fasteners that were backed out and it appeared to be properly flashed. No apparent evidence of leaks.

Roof Drainage Systems: Leaf guard gutters installed

This home had leafguard gutters installed. These prevent debris from collecting and gutter overflow. The gutter system was also piped a good distance from the foundation. This helps to prevent moisture intrusion in the basement or crawlspace.

Limitations

Coverings

REAR GABLE RIGHT SIDE OF ROOF

REAR GABLE RIGHT SIDE

This area was not able to be seen due to the slope of the property.

Skylights, Chimneys & Other Roof Penetrations

LIMITED VIEW OF CHIMNEY CROWN

Flashing around chimney appears ok. Could not view the top of the chimney from the ground. Recommend evaluation by a qualified chimney professional.

5: PLUMBING

		IN	NI	NP	D
5.1	Main Water Shut-off Device	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Hot Water Systems, Controls, Flues & Vents	X			
5.4	Water Supply, Distribution Systems & Fixtures	X			X
5.5	Fuel Storage & Distribution Systems	X			
5.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters
None

Water Source
Well

Main Water Shut-off Device: Location
Basement

Main Water Shut-off Device: Main water shut off location
Main water shut off located in the basement of this home.

Drain, Waste, & Vent Systems: Drain Size
2", 3”

Drain, Waste, & Vent Systems: Material
PVC

Hot Water Systems, Controls, Flues & Vents: Capacity
66 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Water Supply, Distribution Systems & Fixtures: Distribution Material
Cpvc

Water Supply, Distribution Systems & Fixtures: Water Supply Material
HDPE

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
At Tank, By chimney outside

Sump Pump: Location

Not present

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.

Hot Water Systems, Controls, Flues & Vents: Age of Unit

15years plus

The average life span of a water heater is 10 years, although this unit is functioning properly, it is beyond the average life.

Deficiencies

5.4.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

FUNCTIONAL FLOW

Functional flow was not observed. Functional flow means a usable flow at the highest fixture in a dwelling when another fixture is operated simultaneously. When fixtures were operated simultaneously, water pressure was reduced.

Recommendation

Contact a qualified plumbing contractor.

6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	Lighting Fixtures, Switches & Receptacles	X			
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors	X			
6.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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

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

Main panel cover was removed to check ampacity of branch circuits.

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

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
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Branch Wiring Circuits, Breakers & Fuses: Panel

Panel appears to be wired correctly.

GFCI & AFCI: **AFCI not present**

No AFCI present in the panel in this home

GFCI & AFCI: **GFCI present**

All gfci were tested and found to function as intended

Smoke Detectors: **Smoke detectors were present and properly installed**

Smoke detectors present and tested manually.

Carbon Monoxide Detectors: **Carbon monoxide detectors present**

Carbon monoxide detectors present and tested manually.

Lighting Fixtures, Switches & Receptacles: **Receptacles tested**

All receptacles in the home that could be accessed, were tested. All tested receptacles were wire correctly.

7: FIREPLACE

		IN	NI	NP	D
7.1	Vents, Flues & Chimneys	X			
7.2	Lintels	X			
7.3	Damper Doors	X			
7.4	Cleanout Doors & Frames	X			

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Information

Type
Gas

8: HEATING

		IN	NI	NP	D
8.1	Equipment	X			
8.2	Normal Operating Controls	X			
8.3	Distribution Systems	X			
8.4	Chimneys flues and vents for heating equipment		X		
8.5	Access panels opened for inspection	X			
8.6	Automatic Safety Controls	X			
8.7	Solid fuel heating devices	X			
8.8	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand
Trane

Equipment: Energy Source
Electric

Equipment: Heat Type
Heat Pump

Distribution Systems: Ductwork
Insulated

Chimneys flues and vents for heating equipment: Chimneys flues and vents for heating equipment
Chimney

Access panels opened for inspection: Access panels opened for inspection
Furnace unit

Access panel was opened for inspection.

Solid fuel heating devices: Solid fuel heating devices
Wood stoves

Presence of Installed Heat Source in Each Room: Heat Source present in all habitable spaces

Heat source was present in all habitable locations.

Normal Operating Controls: Thermostat

Thermostat was functioning properly. Turned the thermostat up three degrees to check emergency heat. Working properly.

Automatic Safety Controls: Automatic Safety Controls

Automatic safety controls were not tested for function. They were verified as being present.

Solid fuel heating devices: Wood stove

Basement

Wood stove was checked for clearances to combustibles. Should be in accordance with manufacturer's instructions. If they are not available, then 18" from a non-combustible wall and 36" from a combustible wall.

Solid fuel heating devices: Fire Extinguisher

This home has a fire extinguisher in close proximity to the wood stove. This is always a good idea.

Winter drop test(heat pump only)

Heat pump tested for temperature rise. Based on outside temperature of 30 degrees at time of inspection, teperature rise was 19 degrees.

Limitations

Chimneys flues and vents for heating equipment

CHIMNEY

Chimney Was only able to be viewed from the ground. The top or crown of the chimney could not be inspected

9: COOLING

		IN	NI	NP	D
9.1	Cooling Equipment	X			
9.2	Normal Operating Controls		X		
9.3	Distribution System	X			
9.4	Presence of Installed Cooling Source in Each Room	X			
9.5	Access panels opened for inspection		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Electric, Heat Pump

Cooling Equipment: Location
Rear of home

Distribution System: Configuration
Split

Presence of Installed Cooling Source in Each Room: Cooling source in each habitable space
Cooling source in each habitable space.

Access panels opened for inspection: Access panels opened for inspection
Furnace unit

Access panel was opened for inspection.

Cooling Equipment: Size of central A/C or heat pump units
3 ton

For proper operation 1 ton of A/C per 600 square feet of space. So for a 2000 square foot dwelling, approximately 3.5 ton unit would be required. If there is too much tonnage, then the unit will short cycle and not run long enough to pull the humidity out of the air inside

Distribution System: Ductwork
Ductwork that was visible appeared to be insulated, attached and supported properly.

Limitations

Normal Operating Controls

HEAT PUMP NOT RUN IN A/C MODE

Heat pump was not operated in a/c mode due to outside temperature being below 60 degrees. This could damage the unit.

Access panels opened for inspection

ACCESS PANEL NOT OPENED

Access panel was not opened due to personal items blocking access.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			

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Information

Windows: Window Manufacturer
Pella

Windows: Window Type
Double-hung, Thermal

Floors: Floor Coverings
Hardwood, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn, Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite

11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation		X		
11.2	Insulation in crawlspace or basement		X		
11.3	Vapor Retarders (Crawlspace or Basement)			X	
11.4	Ventilation	X			
11.5	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
Not visible

Ventilation: **Ventilation Type**
Soffit Vents

Ventilation: **Soffit vents**
Soffit vents were present the entire length of the home.

Exhaust Systems: **Exhaust Fans**
Fan/Heat/Light

Limitations

Attic Insulation

NO ACCESSIBLE ATTIC

Home had no accessible attic space

Insulation in crawlspace or basement

FINISHED BASEMENT

Basement was finished. No view of insulation.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

Basement was finished. No view of insulation.

12: BUILT-IN APPLIANCES

		IN	NI	NP	D
12.1	Dishwasher	X			
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Built-in Microwave	X			
12.5	Garbage Disposal			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand
GE

Refrigerator: Brand
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Range
All cooktop burners work and both oven elements work

Dishwasher: Dishwasher
Dishwasher was was run for a complete cycle, no leaks and drain was properly installed.

Built-in Microwave: Installed microwave oven
Installed microwave was checked and operating properly. Note about clearances: Installed microwaves should 30” above a cooktop or counter top.

13: GARAGE

		IN	NI	NP	D
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Walls & Firewalls	X			
13.4	Garage Door	X			X
13.5	Garage Door Opener	X			
13.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Door: Material
Insulated, Steel

Garage Door: Type
Automatic

Deficiencies

13.4.1 Garage Door

Safety Hazard

AUTO REVERSE WITH CONTACT NOT WORKING

The auto reverse feature when the door closes on an obstacle was not working. This could be very hazardous and should be evaluated/repaired by a garage door contractor.

Recommendation

Contact a qualified garage door contractor.

STANDARDS OF PRACTICE

Basement, Foundation, Crawlspace & Structure

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.

Exterior

.1107 EXTERIOR (a) The home inspector shall inspect: (1) Wall cladding, flashings, and trim; (2) Entryway doors and a representative number of windows; (3) Garage door operators; (4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings; (5) Eaves, soffits, and fascias; (6) Driveways, patios, walkways, and retaining walls; and (7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building. (b) The home inspector shall: (1) Describe wall cladding materials; (2) Operate all entryway doors; (3) Operate garage doors manually or by using installed controls for any garage door operator; (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and (5) Probe exterior wood components where deterioration is suspected. (c) The home inspector is not required to inspect: (1) Storm windows, storm doors, screening, shutters, and awnings; (2) Fences; (3) For the presence of safety glazing in doors and windows; (4) Garage door operator remote control transmitters; (5) Geological conditions; (6) Soil conditions; (7) Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise required in 11 NCAC 8.1109(d)(5)(F); (8) Detached buildings or structures; or (9) For the presence or condition of buried fuel storage tanks.

Roof

.1108 ROOFING (a) The home inspector shall inspect: (1) Roof coverings; (2) Roof drainage systems; (3) Flashings; (4) Skylights, chimneys, and roof penetrations; and (5) Signs of' leaks or abnormal condensation on building components. (b) The home inspector shall: (1) Describe the type of roof covering materials; and (2) Report the methods used to inspect the roofing. (c) The home inspector is not required to: (1) Walk on the roofing; or (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors. October 1, 2018 NC Home Inspector Licensure Board NC General Statutes and NC Administrative Code Page 23 of 40

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. 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.

Fireplace
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; 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.

Heating
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; 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.

Cooling
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.

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

components. (c) The home inspector is not required to inspect: (1) Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; (2) Carpeting; or (3) Draperies, blinds, or other window treatments; or (4) Coatings on and hermetic seals between panes of glass in windows and doors.

Attic, Insulation & Ventilation
1114 INSULATION AND VENTILATION (a) The home inspector shall inspect: (1) Insulation and vapor retarders in unfinished spaces; (2) Ventilation of attics and foundation areas; (3) Kitchen, bathroom, and laundry venting systems; and (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. (b) The home inspector shall describe: (1) Insulation in unfinished spaces; and (2) The absence of insulation in unfinished space at conditioned surfaces. (c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or (2) Venting equipment for household appliances that are not required to be inspected pursuant to the North 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.

Built-in 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.