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360 INSPECTION SERVICES RESIDENTIAL HOME INSPECTION

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03/18/2026



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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.

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RECOMMENDATION

3

SAFETY HAZARD

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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2.6.1 Sitework and Grading - General Comments, Sitework and Grading: Sitework and Grading - Damaged Fencing

3.2.1 Exterior and Structural Components - Exterior Paint: Peeling Paint

3.4.1 Exterior and Structural Components - Exterior Wall Cladding and Trim: Wood Rot

3.5.1 Exterior and Structural Components - Decks or Patios: Deck - Warped Decking

3.6.1 Exterior and Structural Components - Foundation/Crawlspace/Basement: Foundation - Efflorescence

3.6.2 Exterior and Structural Components - Foundation/Crawlspace/Basement: Crawlspace - Ants Present

3.7.1 Exterior and Structural Components - Floor Structure: Floor Structure - Light Organic Growth

3.10.1 Exterior and Structural Components - General Comments, Exterior and Structural Components: Animals Entering Garage

4.1.1 Roofing and Gutters - Roof Coverings: Roof - Broken Shingle(s)

4.2.1 Roofing and Gutters - Gutters and Drainage: Gutters - Debris

4.2.2 Roofing and Gutters - Gutters and Drainage: Gutters - Gutter Screens

6.3.1 Doors, Windows, and Interiors - Windows: Windows - Failed Seal

6.3.2 Doors, Windows, and Interiors - Windows: Windows - Stuck/Painted Shut

6.3.3 Doors, Windows, and Interiors - Windows: Windows - Screens Partially Installed/ In Storage

6.4.1 Doors, Windows, and Interiors - Floor Coverings: Flooring - Carpet Stains

6.4.2 Doors, Windows, and Interiors - Floor Coverings: Carpet Loose/Damaged

6.5.1 Doors, Windows, and Interiors - Walls and Ceilings: Walls and Ceilings - Water Staining (No elevated moisture noted)

6.5.2 Doors, Windows, and Interiors - Walls and Ceilings: Damaged drywall

7.2.1 Garage - Garage Door and Opener: Door Springs Weak

8.1.1 Cabinetry and Appliances - Cabinets & Countertops: Countertops - Grout Incomplete/Cracked at Backsplash

8.1.2 Cabinetry and Appliances - Cabinets & Countertops: Damaged sink base

8.2.1 Cabinetry and Appliances - Appliances: Appliances - Ice Maker Inoperable

8.2.2 Cabinetry and Appliances - Appliances: Appliances - Damaged Disposal Baffle

9.9.1 Plumbing - Tubs and Showers: Tubs and Showers - Cracked Grout/Caulk Joints

9.9.2 Plumbing - Tubs and Showers: Tubs and Showers - No Whirlpool Access Panel

9.9.3 Plumbing - Tubs and Showers: Cracked/Broken Tiles

9.10.1 Plumbing - Fuel Storage & Distribution Systems: CSST bonding

9.11.1 Plumbing - General Comments, Plumbing: Plumbing - Discolored Water

10.3.1 Electrical - Secondary Distribution Panel: Tie Handles for Multi Wire Branch Circuits

10.5.1 Electrical - Electrical Fixtures: Light Inoperable

10.6.1 Electrical - Smoke Alarms: Smoke Alarm Did Not Sound When Tested

10.7.1 Electrical - Carbon Monoxide Alarms: CO Alarm - Not Installed Near Bedrooms

11.3.1 Heating and Air Conditioning - HVAC System #3: HVAC System #3 - System Inoperable

11.5.1 Heating and Air Conditioning - General Comments, Heating and Air Conditioning: Air Conditioning Not Tested

12.2.1 Fireplaces and Solid Fuel Burning Equipment - Chimney or Flue: Direct Vent - In contact/close proximity to combustible material

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

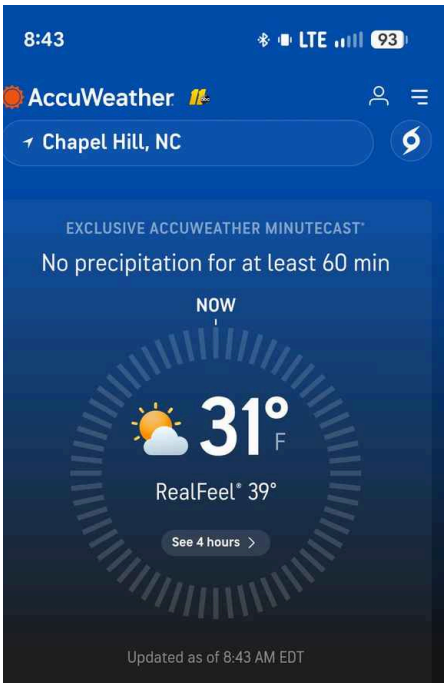
Inspection Information: In Attendance
Inspector

Inspection Information: Occupancy
Vacant, Utilities On

Inspection Information: Type of Building
Single Family

Inspection Information: Weather Conditions
Cold, Partly Cloudy

Inspection Information: Soil Conditions
Damp



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			X

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

Information

Driveway: **Driveway Material**
Concrete

Walkways: **Walkway Material**
Concrete

Observations and concerns

2.6.1 General Comments, Sitework and Grading

SITEWORK AND GRADING - DAMAGED FENCING

LEFT SIDE GATE

Fencing is damaged at the noted location. Any damaged fencing should be repaired by a qualified contractor for security and proper appearance.

Recommendation

Contact a qualified professional.





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			
3.4	Exterior Wall Cladding and Trim	X			X
3.5	Decks or Patios	X			X
3.6	Foundation/Crawlspace/Basement	X			X
3.7	Floor Structure	X			X
3.8	Wall Structure	X			
3.9	Ceiling and Roof Structure	X			
3.10	General Comments, Exterior and Structural Components	X			X

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

Information

Exterior Stairs: Material

Wood





Exterior Paint: Condition

Fair, See observations

Caulking/Sealing: Condition

OK where Observed

Exterior Wall Cladding and Trim: Siding Material

Cement Fiber Siding, Masonry veneer





Exterior Wall Cladding and Trim:
Trim Material

Composite

Exterior Wall Cladding and Trim:
Weep Holes/Weep Screed Present?
No

Decks or Patios: Area
Covered Porch, Deck, Patio



Decks or Patios: Material
Pressure Treated Wood, Composite Decking, Masonry piers, Limited visibility






Decks or Patios: Limitation - Lack of access to view deck structure
No access point and a limited view prevented a comprehensive visual inspection of the deck structure.



Foundation/Crawlspace/Basement:
Foundation Type
Crawl Space

Foundation/Crawlspace/Basement **Foundation/Crawlspace/Basement** **Foundation/Crawlspace/Basement**

Foundation Material

Pressure Treated Wood, Concrete Block



Piers and Support Columns

16" x 16" masonry piers



Foundation Drainage

Gravity Fed Drain



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

Method of Inspection

Entered and inspected with light and probe, Observed Perimeter Walls

2x10 Southern Yellow Pine, OSB Subfloor



Floor Structure: Beams and Girders

Steel I-Beams



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

Hip

Ceiling and Roof Structure: Roof Structure Materials

2x10 Rafters, OSB Decking



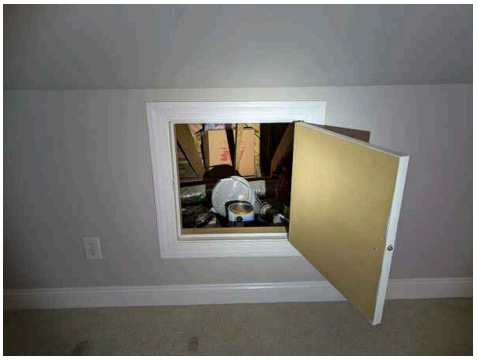







Ceiling and Roof Structure: Attic Access

Scuttle Hole


Ceiling and Roof Structure: Attic Flooring

Partially floored for storage, Floored for access to mechanical equipment

Ceiling and Roof Structure: Method of Inspection

Inspected from floored area only.

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.

Observations and concerns

3.2.1 Exterior Paint

PEELING PAINT

SIDE GARAGE ENTRY

Paint is peeling and in poor condition at the noted locations. Exterior siding and trim with peeling paint should be repainted to avoid water damage to exterior woodwork and for proper appearance.

Recommendation

Contact a qualified painting contractor.



3.4.1 Exterior Wall Cladding and Trim

WOOD ROT

BASE OF SIDE GARAGE ENTRY DOOR

Wood rot was noted, but may not be limited to, the locations noted. Any rotted wood should be replaced by a professional carpenter or qualified general contractor before damage can spread to other areas of the home. When repairs are made contractors should review remaining siding and trim and make any additional repairs as needed.

Recommendation

Contact a qualified professional.





3.5.1 Decks or Patios

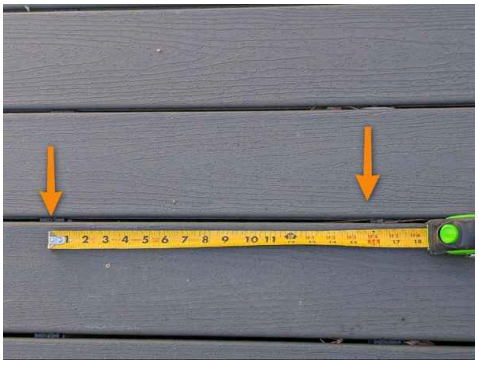
DECK - WARPED DECKING

Compostite decking boards are sagging/warped on the back deck. This is a common issue with composite decking when joist spacing is 16" on center. While this spacing may/likl;ey meets the recommended maximum spacing for most manufacturers, many will recommend 12" spacing to reduce this warping/sagging/bouncing effect. You may want to have the deck reviwed by a qualified contractor to determine if repairs/upgrade are warranted.

Recommendation

Contact a qualified professional.





3.6.1 Foundation/Crawlspace/Basement

FOUNDATION - EFFLORESCENCE

LEFT SIDE WALL, REAR WALL.

Efflorescence was observed on foundation walls the noted location(s). Efflorescence appears as white, powdery deposits on the surface of masonry materials like brick, concrete, and stone. The crawlspace was dry and no signs of bulk water intrusion were noted in these areas during the inspection Efflorescence is caused by the movement of soluble salts and minerals within the masonry, which are dissolved by water and then transported to the surface where they dry and deposit as a visible residue. These deposits are often formed during initial construction when final grading of the ground surrounding the home is not complete or insufficiently slopes away from the home, allowing rain water and drainage to sit against the foundation. Positive grade away from the home should be maintained and gutters and drainage swales should be kept clear to allow rainwater and drainage to move away from the foundation. If additional water staining or efflorescence is noted, sources of water intrusion should be identified and repaired by a qualified waterproofing or landscaping contractor.

Recommendation

Contact a qualified professional.





3.6.2 Foundation/Crawlspace/Basement

CRAWLSPACE - ANTS PRESENT

LEFT SIDE WALL

A swarm/colony of ants were observed at the noted location. You may want to have the area treated by a pest control contractor to prevent entry into the home.

Recommendation

Contact a qualified professional.





3.7.1 Floor Structure

FLOOR STRUCTURE - LIGHT ORGANIC GROWTH

Light organic growth was found on floor framing in the crawl space. Fungal growth is typically the result of past or present excessive moisture levels under the home. Moisture levels in floor framing were acceptable and no evidence of resulting damage was found, however if moisture is allowed to accumulate the growth of wood destroying fungus can result in significant damage to the building structure. If growth progresses, any significant growth should be removed by a qualified contractor.

Recommendation

Contact a qualified environmental contractor





3.10.1 General Comments, Exterior and Structural Components

ANIMALS ENTERING GARAGE

Evidence of animal intrusion was found in the garage. Concerns are that animals can damage ibuilding materials and animal waste creates a sanitation issue. No animals were present during the inspection. Entry points should be identified and repaired and any waste material removed for sanitation.

Recommendation

Contact a qualified professional.





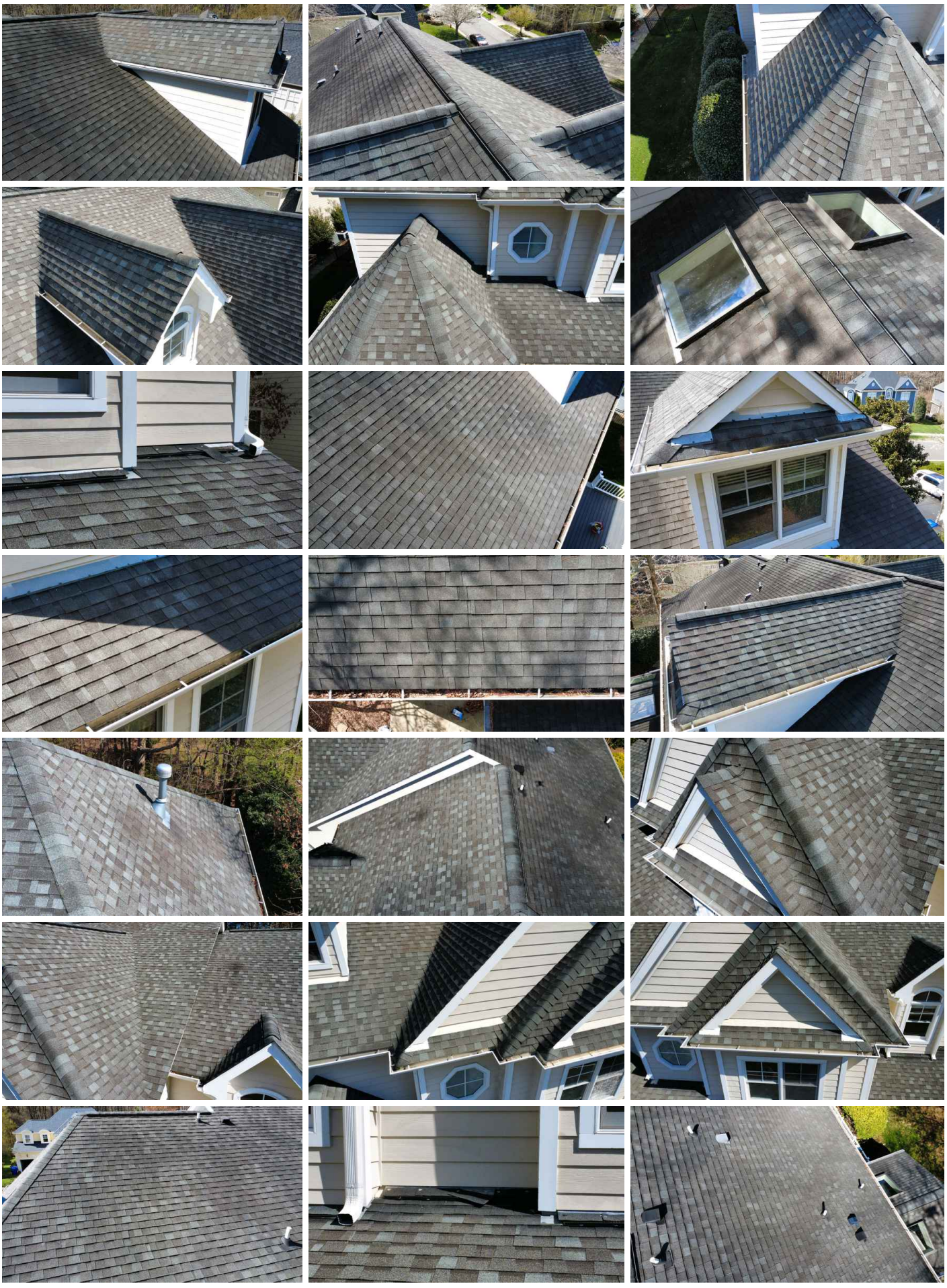
4: ROOFING AND GUTTERS

		IN	NI	NP	O
4.1	Roof Coverings	X			X
4.2	Gutters and Drainage	X			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

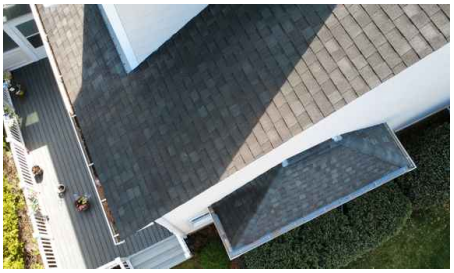






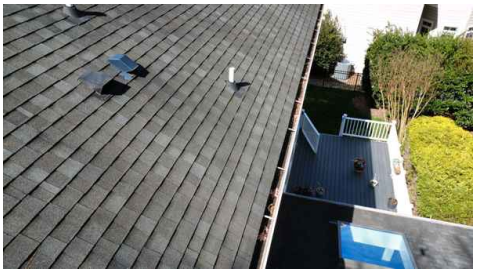











Roof Coverings: Roof Covering Materials
Fiberglass based asphalt shingles



Roof Coverings: Roof Covering Effective Age
Confirm with seller

Roof Coverings: Number of Skylights
2

Roof Coverings: Roof Flashing Condition
OK where observed

Roof Coverings: Method of Inspection
Observed from the ground, Observed using drone, Observed from windows

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

Observations and concerns

4.1.1 Roof Coverings

ROOF - BROKEN SHINGLE(S)

FRONT ROOF OVER PORCH AND GARAGE

A broken shingle was found at the noted location(s) . Any damaged or broken shingles should be replaced by a professional roofer to prevent leaks and damage to the home. When repairs are made, the roof should be reviewed to determine if additional repairs are necessary.

Recommendation

Contact a qualified roofing professional.









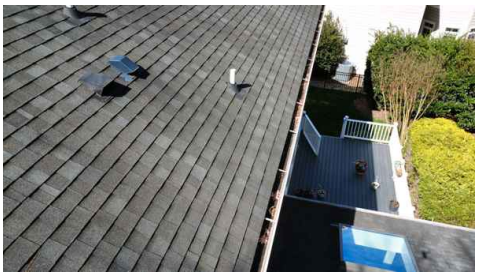
4.2.1 Gutters and Drainage

GUTTERS - DEBRIS

Gutters are clogged with leaves and debris. Allowing gutters to overflow can result in damage to exterior wall claddings, erosion, possible crawl space water intrusion and uneven foundation settlement. Gutters should be cleaned to allow them to function as intended. This will be an item of ongoing homeowner maintenance.

Recommendation

Contact a qualified professional.


4.2.2 Gutters and Drainage

GUTTERS - GUTTER SCREENS

Gutter screens are partially installed on this home. Multiple sections of screening were found around the exterior of the home. Screens should be installed as needed by a qualified contractor.

Recommendation

Contact a qualified gutter contractor





5: INSULATION, VENTILATION, AND VAPOR BARRIERS

		IN	NI	NP	O
5.1	Insulation	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

Fiberglass batts



Insulation: Exterior Wall Insulation

Could not be observed due to finished walls, Fiberglass Batts where observed at attic knee walls



Insulation: Attic Insulation

Fiberglass batts, Total R-value unknown



Ventilation: Foundation Ventilation

Crawlspace Vents



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**

100% coverage



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			X
6.5	Walls and Ceilings	X			X
6.6	Interior Stairways	X			
6.7	General Comments, Interiors	X			

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

Information

Windows: Window Type

Wood, Insulated

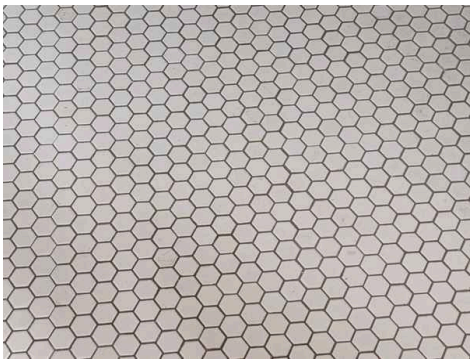


Windows: Limitation - Detection of lost seals

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
Carpet, Tile, Hardwood






Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Observations and concerns

6.3.1 Windows

WINDOWS - FAILED SEAL



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.

6.3.2 Windows

WINDOWS - STUCK/PAINTED SHUT

LIVING ROOM, 3RD FLOOR

Windows are stuck or painted shut at the noted location(s). Stuck or inoperative windows should be freed by a qualified contractor for proper operation. This is particularly important for bedroom windows that could be needed for emergency fire escape.

Recommendation

Contact a qualified professional.



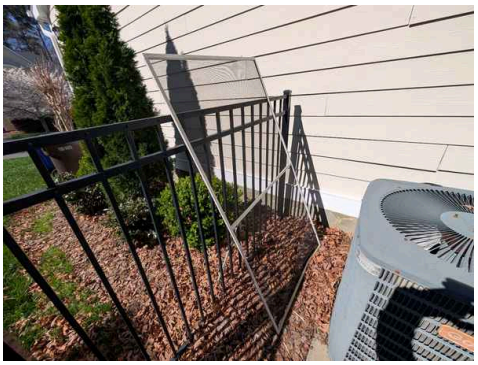

6.3.3 Windows

WINDOWS - SCREENS PARTIALLY INSTALLED/ IN STORAGE

Screens have been removed and stored. You should verify that all screens are present and in good condition. You may want to have screens reinstalled to allow windows to be used for ventilation.

Recommendation

Contact the seller for more info




6.4.1 Floor Coverings

FLOORING - CARPET STAINS

2ND FLOOR RIGHT REAR BEDROOM, 3RD FLOOR

Carpet showed signs of staining and discoloration and in is fair/poor condition. You may want to have carpet professionally cleaned or replaced before moving into the home.

Recommendation

Contact a qualified professional.





6.4.2 Floor Coverings

CARPET LOOSE/DAMAGED

3RD FLOOR

Carpet has been damaged at the noted location(s). Carpet should be repaired or replaced by a professional flooring contractor for proper appearance and to avoid a potential trip hazard.

Recommendation

Contact a qualified flooring contractor



6.5.1 Walls and Ceilings

WALLS AND CEILINGS - WATER STAINING (NO ELEVATED MOISTURE NOTED)

MASTER BATHROOM

Apparent water stains were found on the ceiling in the noted location(s). No signs of elevated moisture were noted when stains were checked with a moisture meter. Inquire with the seller as to the status of this area. Ceilings should be painted or repaired as needed for proper appearance after any leaks have been repaired.

Recommendation

Contact a qualified painting contractor.




6.5.2 Walls and Ceilings

DAMAGED DRYWALL

3RD FLOOR HVAC SCUTTLE DOOR

Drywall has been damaged at the noted location(s) . Any damaged drywall should be repaired by a painting or drywall contractor for proper appearance.

Recommendation

Contact a qualified painting contractor.



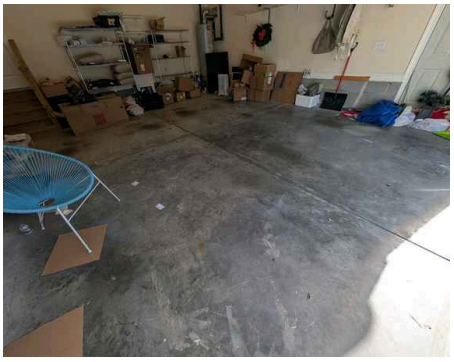
7: GARAGE

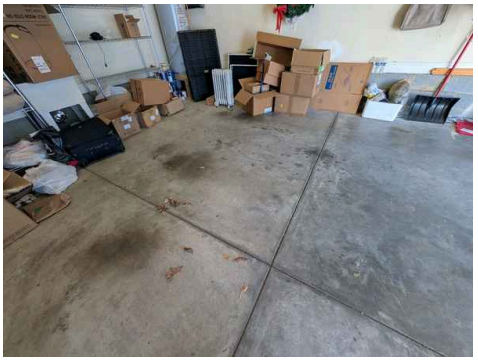
		IN	NI	NP	O
7.1	Garage Floor	X			
7.2	Garage Door and Opener	X			X
7.3	General Comments, Garage and Garage door(s)	X			

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

Information

Garage Floor: Garage Floor Photos





Garage Floor: Limitations

The garage floor is partially covered with stored materials and could not be completely observed.

Garage Door and Opener: Automatic Garage Door Opener

Installed



Garage Door and Opener: Safety Controls Tested

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

Garage Door and Opener: Safety Controls Operable?

Partially: See Observations

Observations and concerns

7.2.1 Garage Door and Opener

DOOR SPRINGS WEAK

Counterbalance springs on the overhead door are weak and will not support the door when disconnected from the operator. Springs should be tightened by a qualified garage door contractor to prevent the door from crashing down and potentially injuring someone or damaging property as well as to permit emergency exit from the garage in the event of a power outage.



Homeowners should not attempt to tighten, repair, or replace garage door springs on their own. Garage door springs are under incredible amounts of tension and can cause serious bodily injury. Garage door spring repairs should only be performed by qualified contractors familiar with these systems.

Recommendation

Contact a qualified garage door contractor.

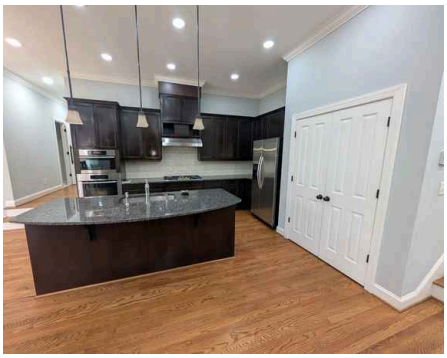
8: CABINETRY AND APPLIANCES

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

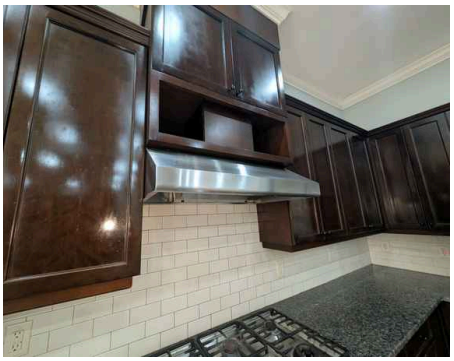
IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

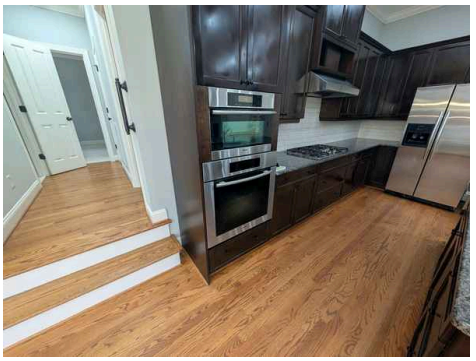
Information

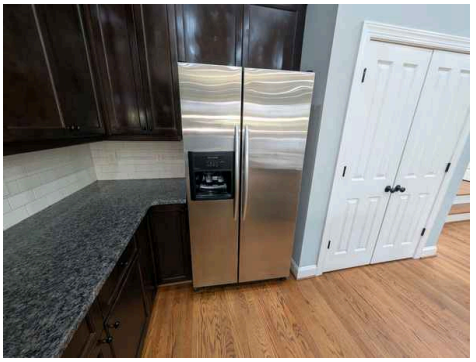
Cabinets & Countertops:
Cabinetry photos



Appliances: **Appliances Inspected**
Cooktop, Built-In Microwave, Wall Oven, Vented Range Hood, Refrigerator, Garbage Disposal, Dishwasher





Appliances: **Range/Oven/Cooktop Energy Source**
Gas Cooktop, Electric Oven




Observations and concerns

8.1.1 Cabinets & Countertops

COUNTERTOPS - GROUT INCOMPLETE/CRACKED AT BACKSPLASH

Grout is incomplete or has cracked where the counter tops meet back splashes. Joints between counter tops and backsplash should be sealed with a matching mildew proof caulk to prevent water penetration that could damage walls or promote unwanted organic growth.

Recommendation

Contact a qualified professional.



8.1.2 Cabinets & Countertops

DAMAGED SINK BASE

2ND FLOOR REAR BATHROOM

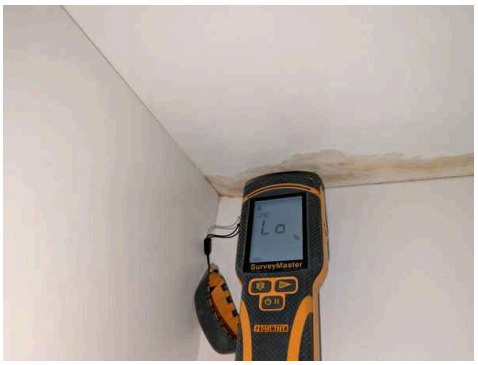
The sink base has been damaged by previous water leaks. No moisture was present when checked with a moisture meter. The base should be investigated and repaired or replaced by a qualified professional.

Recommendation

Contact a qualified professional.







8.2.1 Appliances

APPLIANCES - ICE MAKER INOPERABLE

The ice maker was inoperable/empty at the time of inspection. The ice maker should be repaired or replaced as needed by a qualified appliance repair contractor for peopr operation.

Recommendation

Contact a qualified professional.






8.2.2 Appliances

APPLIANCES - DAMAGED DISPOSAL BAFFLE

The baffle for the garbage disposal is damaged/loose, which can allow for water to splash out during use or allow for utensils and other unintended objects to fall into the disposal. An uninstalled replacement baffle was preset on the counter. The baffle should be repaired as needed by a qualified repair contractor for proper operation.

Recommendation

Contact a qualified professional.




9: PLUMBING

		IN	NI	NP	O
9.1	Water Service	X			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			
9.6	Exterior Faucets	X			
9.7	Sinks and Lavatories	X			
9.8	Toilets	X			
9.9	Tubs and Showers	X			X
9.10	Fuel Storage & Distribution Systems	X			X
9.11	General Comments, Plumbing	X			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
Copper



Water Supply and Distribution Lines: Distribution Line Material

Copper




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

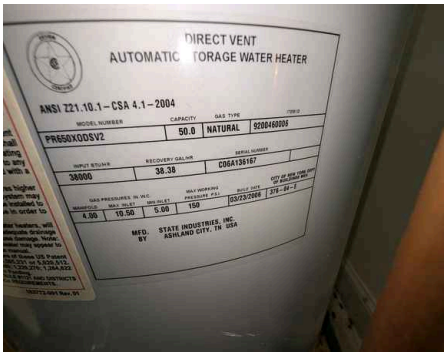
Public

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

State

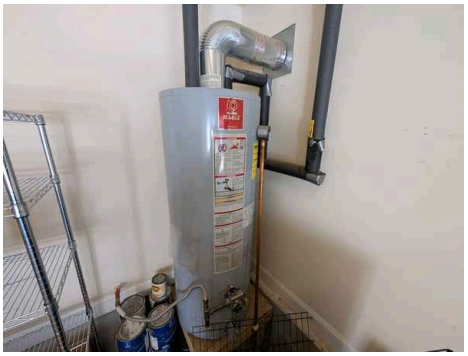


Water Heater: Year Of Manufacture

2006

Water Heater: Location

Garage



Water Heater: Fuel Type

Natural gas

Water Heater: Capacity

50 gallons

Water Heater: Hot Water Temperature

121

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.



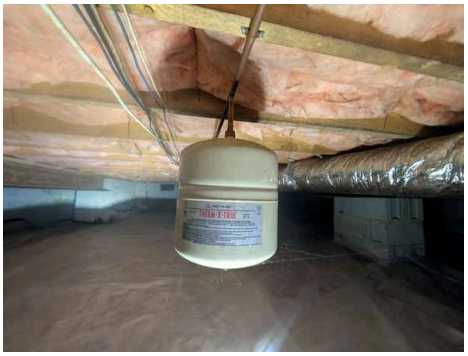
Water Heater: Hot Water Temperature Measurement Location

Hall Bathroom

Water Heater: Temperature Pressure Relief Valve Installed?



Water Heater: Expansion Tank Present?



Exterior Faucets: Exterior Faucets

OK Where Observed, Operated when tested



Tubs and Showers: Whirlpool tub testing

The tub was filled sufficiently to operate jets and verify GFCI protection.





Fuel Storage & Distribution Systems: Main Gas or Fuel Shut-off Location
Left side wall of the home



Fuel Storage & Distribution Systems: Materials Used
CSST (Corrugated Stainless Steel Tubing)



Fuel Storage & Distribution Systems: Bonding Location
Not bonded

Observations and concerns

9.9.1 Tubs and Showers

TUBS AND SHOWERS - CRACKED GROUT/CAULK JOINTS

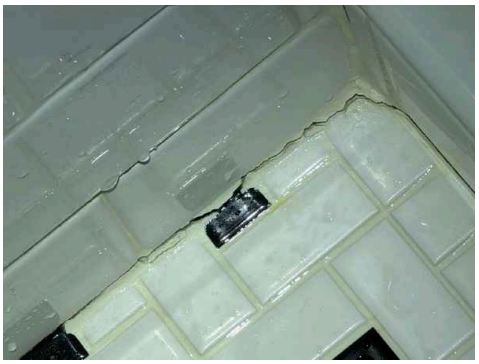
3RD FLOOR BATHROOM

Grout or caulk joints at corners of the bath/shower stall has cracked. This can permit water to leak into the wall, causing hidden damage to the home. Cracked grout joints should be repaired with grout, a mildew proof tub and tile caulk, or a color matching sanded caulk by a qualified contractor to prevent damage to surrounding building materials.

Recommendation

Contact a qualified professional.





9.9.2 Tubs and Showers

TUBS AND SHOWERS - NO WHIRLPOOL ACCESS PANEL

An access panel was not found for the whirlpool tub. An access should be installed by a qualified contractor to permit inspection and servicing of the pump and associated wiring.

Recommendation

Contact a qualified professional.




9.9.3 Tubs and Showers

CRACKED/BROKEN TILES

2ND FLOOR REAR BATHROOM

Cracked tiles were observed in the noted areas. Cracks appear to have been sealed. Any significantly cracked broken tiles should be repaired or replaced by a professional tile contractor to prevent leaks or injury.

Recommendation

Contact a qualified tile contractor




9.10.1 Fuel Storage & Distribution Systems

Safety Hazard

CSST BONDING

Corrugated stainless steel tubing (CSST) is used as part or all of the gas supply lines in this home. This material has been widely used for years, however problems have been reported with damage to the piping caused by lightning. While it may not have been required at the time of this home's construction, modern standards and manufacturer's installation instructions require the material to be bonded (grounded back to the main electrical service) in order to prevent electrical damage to the pipe which can result in gas leaks. Gas lines should be bonded according to manufacturer's instructions by a licensed electrical contractor. For more information visit http://csstsafety.com/csst-faqs.html .

Recommendation

Contact a qualified electrical contractor.




9.11.1 General Comments, Plumbing

PLUMBING - DISCOLORED WATER

When inspecting the plumbing fixtures, discolored water was noted coming from cold and hot water taps. After draining sinks and running the water for several minutes, the water from the cold taps taps ran clear, but slight discoloration remained from hot taps. Discolored water from a municipal supply can result from an extended period of the plumbing not being used or from dirt entering the water mains during maintenance, construction, and fire hydrant testing. The water heater should be flushed by a qualified contractor to clear any discolored water from the tank and hot water taps retested to confirm that the supply has cleared or if additional investigation/repair is needed.






Hot discolored on left, cold clear on right

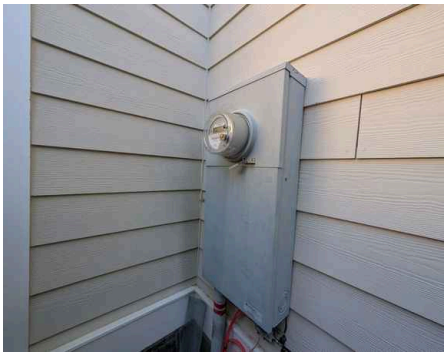
10: ELECTRICAL

		IN	NI	NP	O
10.1	Electrical Service	X			
10.2	Main Panel and Disconnect	X			
10.3	Secondary Distribution Panel	X			X
10.4	Branch Circuits	X			
10.5	Electrical Fixtures	X			X
10.6	Smoke Alarms	X			X
10.7	Carbon Monoxide Alarms	X			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
Left side wall



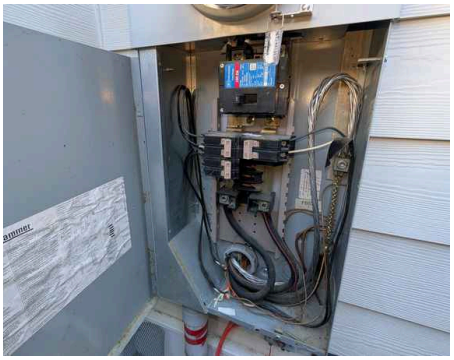
Electrical Service: Overhead or Underground?
Underground

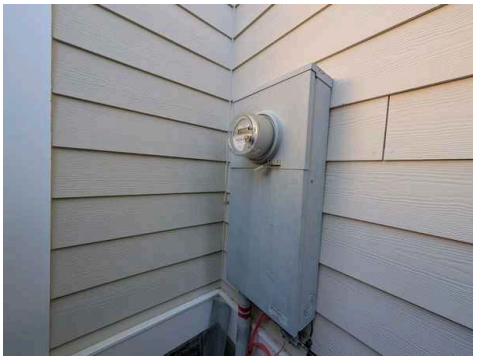
Electrical Service: System Ground and Bonding
Grounded to driven electrode, Connections to the electrode are buried and could not be observed



Electrical Service: Service Amperage
200 amps

Main Panel and Disconnect: Panel Location
At the service entry on the left side wall of the home







Main Panel and Disconnect: Panel Manufacturer
Eaton/Cutler Hammer

Main Panel and Disconnect: Service Material
Copper

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
0

Main Panel and Disconnect: Circuits labeled
Yes

Main Panel and Disconnect: # of GFCI Circuit Breakers
0

Main Panel and Disconnect: # of AFCI Breakers
0 #

Secondary Distribution Panel: Panel Location
Garage, Utility room







Secondary Distribution Panel: Panel Manufacturer
Eaton/Cutler Hammer

Secondary Distribution Panel: Panel Service Amperage
200 Amps

Secondary Distribution Panel: Panel Voltage
120/240

Secondary Distribution Panel: Overcurrent Protection Devices
Circuit Breakers

Secondary Distribution Panel: Grounds and Neutrals separated?
Yes

Secondary Distribution Panel: # of 240 Volt Circuits
4

Secondary Distribution Panel: # of 120 Volt Circuits
34

Secondary Distribution Panel: Circuits labeled
Yes

Secondary Distribution Panel: GFCI Circuit Breakers
1 #

Secondary Distribution Panel: AFCI Circuit Breakers
6 #

Secondary Distribution Panel: 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.



Branch Circuits: Wiring Method

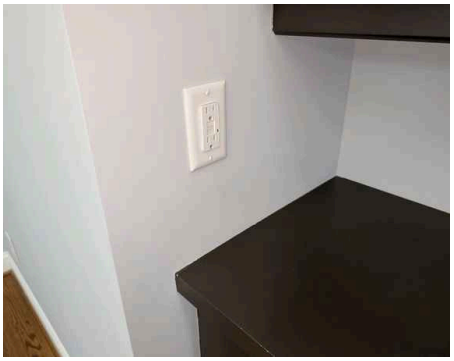
Nonmetallic/Romex

Branch Circuits: Location of GFCI Outlets

Kitchen, Living room, Dining room, 2nd floor bathroom, Laundry Room, Garage

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

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
2nd floor hallway

Carbon Monoxide Alarms: Power Source
120-V with battery backup



Observations and concerns

10.3.1 Secondary Distribution Panel

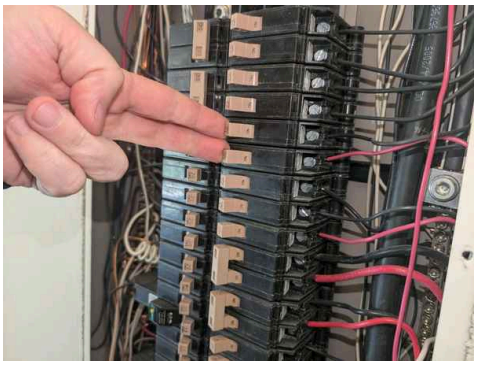
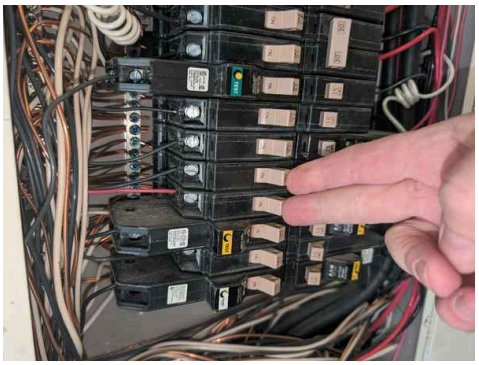
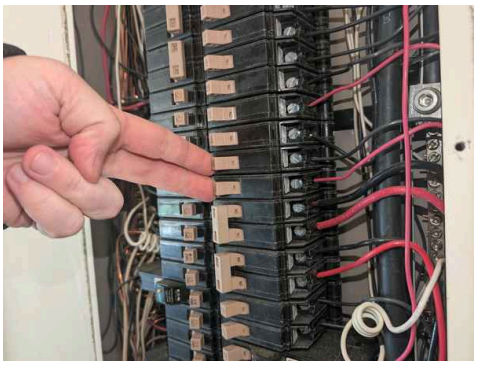
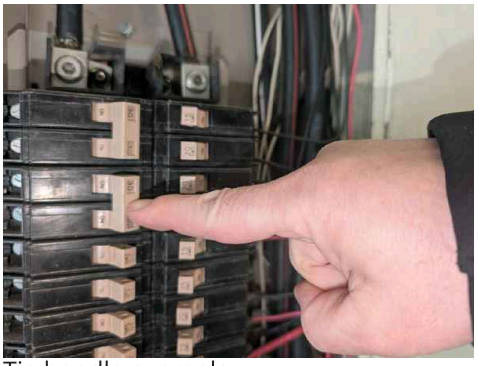
TIE HANDLES FOR MULTI WIRE BRANCH CIRCUITS

ELECTRICAL PANEL

A tie handle is not installed on the breakers for a suspected multi wire branch circuit at the noted location(s). This may not have been required at the time of construction but is mandated by modern building standards. As an electrical safety upgrade you should consider having tie handles installed for any multi wire branch circuits to ensure that both circuits will be disabled in the event of a tripped breaker, preventing power from feeding back to the neutral and creating a hazard for anyone working on the circuit.

Recommendation

Contact a qualified electrical contractor.

Tie handle example

10.5.1 Electrical Fixtures

LIGHT INOPERABLE

KITCHEN ISLAND, FRONT PORCH

The lights in the noted location(s) did not function when tested. Replace the bulbs and retest. If the lights do not function, the fixtures and associated wiring should be investigated by a licensed electrical contractor and repaired as needed for safe and proper operation.

Recommendation

Contact a qualified electrical contractor.




10.6.1 Smoke Alarms

SMOKE ALARM DID NOT SOUND WHEN TESTED

Safety Hazard

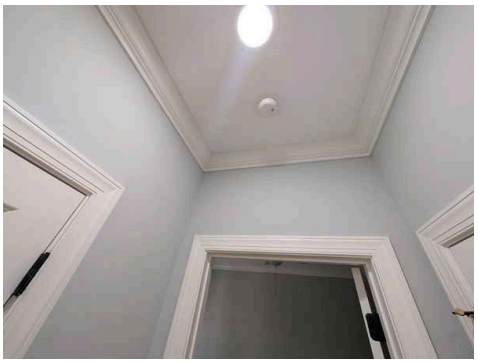
OUTSIDE FIRST FLOOR BEDROOM

The smoke alarm in the noted location(s) failed to sound when tested. Batteries should be replaced and the alarm tested for proper operation. If it does not sound it should be replaced for fire safety.

Note: The CPSC recommends that all smoke alarms be replaced after 10 years due to degradation of the sensors. Even though alarms may sound when tested with the factory installed test button the sensors may still fail due to age. When alarms are replaced you should be sure to use alarms with photoelectric based sensors for improved performance and fire protection. For more information click here: https://blog.allstate.com/ionization-vs-photoelectric-smoke-alarm/.

Recommendation

Contact a qualified electrical contractor.





10.7.1 Carbon Monoxide Alarms

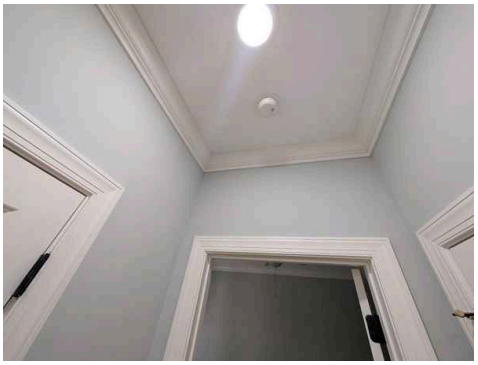
CO ALARM - NOT INSTALLED NEAR BEDROOMS

MISSING ON 1ST FLOOR

Carbon monoxide alarms are not installed near all sleeping areas of the house. A working carbon monoxide alarm should be installed near sleeping areas, generally defined as within 15' of bedroom doors, and on each level of the home for combustion safety.

Recommendation

Contact a qualified professional.



11: HEATING AND AIR CONDITIONING

		IN	NI	NP	O
11.1	HVAC System #1	X			
11.2	HVAC System #2	X			
11.3	HVAC System #3	X			X
11.4	Heat Distribution System	X			
11.5	General Comments, Heating and Air Conditioning	X			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
Crawlspace



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

HVAC System #1: Heating Equipment Brand
Rheem

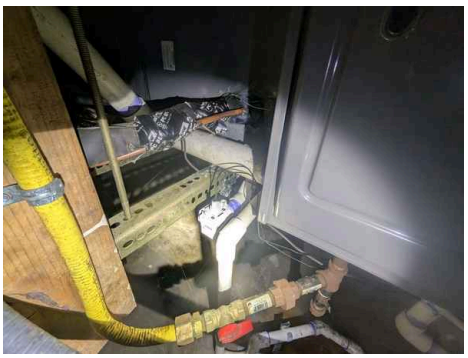


HVAC System #1: Heating Equipment Year Of Manufacture
2023

HVAC System #1: Method Of Inspection
Opened and Inspected User Service Panels, Operated in Heating Mode Only Due To Cool Outside Temps, AC not tested



HVAC System #1: Safety Controls
Circuit Breaker(s), High/Low Limiter, Flame Rollout Sensors, Thermocouple, Condensate water sensor



HVAC System #1: Venting and Combustion Air

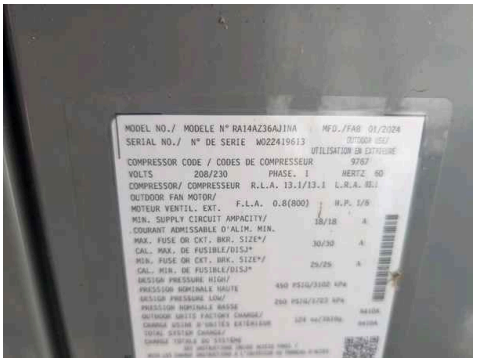
OK where observed



HVAC System #1: Air Conditioning Equipment Brand

Rheem





HVAC System #1: Air Conditioning Year Of Manufacture

2024

HVAC System #1: Air Conditioning Capacity

3 tons

Each ton of capacity equals 12,000 BTU

HVAC System #1: Air Conditioning System Performance

0 - Not Tested

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)

HVAC System #2: Type

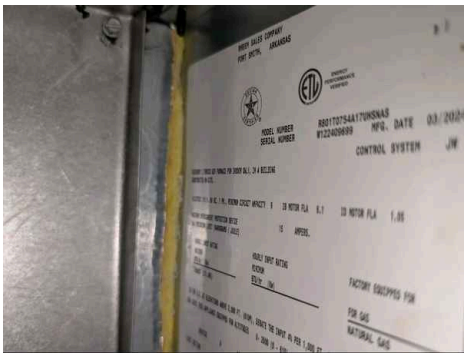
Gas Furnace, Electric Air Conditioning

HVAC System #2: Location of Furnace or Air Handler
Attic

HVAC System #2: Thermostat/Control Location(s)
2nd Floor Hall

HVAC System #2: Heating Equipment Brand
Rheem

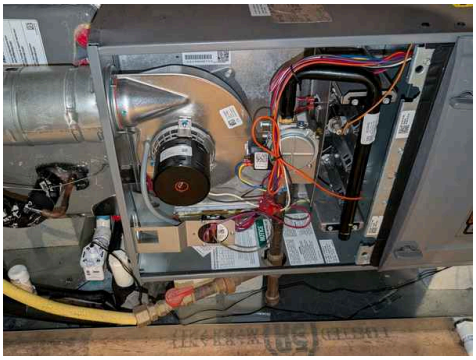




HVAC System #2: Heating Equipment Year Of Manufacture
2024

HVAC System #2: Method Of Inspection
Opened and Inspected User Service Panels, Operated in Heating Mode Only Due To Cool Outside Temps

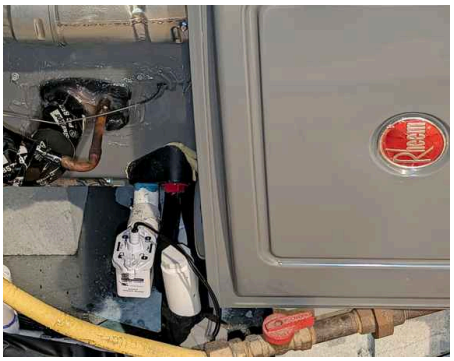




HVAC System #2: Limitation: Air Conditioning not tested due to low outdoor temperature

Air conditioning was not operated due to cool outdoor temperatures at the time of inspection. Testing air conditioning when outdoor temperatures are below 60 degrees may not give accurate or representative results and can result in damage to older HVAC equipment. Proper operation of the air conditioning system should be verified by a licensed HVAC contractor when weather conditions permit.

HVAC System #2: Safety Controls
Circuit Breaker(s), High/Low Limiter, Flame Rollout Sensors, Condensate Pan Float Switch, Thermocouple, Condensate water sensor





HVAC System #2: Venting and Combustion Air

OK where observed



HVAC System #2: Air Conditioning Equipment Brand

Rheem





HVAC System #2: Air Conditioning Year Of Manufacture

2024

HVAC System #2: Air Conditioning Capacity

3 tons

Each ton of capacity equals 12,000 BTU

HVAC System #2: Air Conditioning System Performance

0 - Not Tested

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 #2: Filters

OK



HVAC System #2: Gas Lines

Corrugated Stainless Steel tubing (CSST)

HVAC System #3: Type

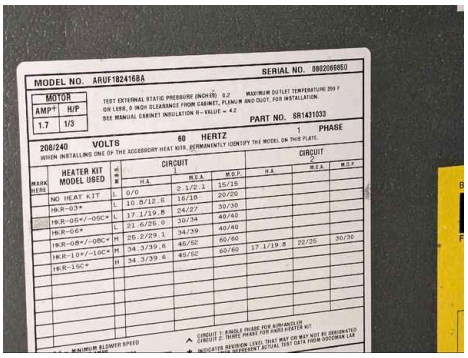
Air to Air Heat Pump

HVAC System #3: Location of Furnace or Air Handler
Attic



HVAC System #3: Thermostat/Control Location(s)
3rd floor

HVAC System #3: Heating Equipment Brand
Goodman



HVAC System #3: Heating Equipment Year Of Manufacture
2008

HVAC System #3: Method Of Inspection
The system did not operate when tested. See Observations and Concerns

HVAC System #3: Safety Controls
Circuit Breaker(s), Condensate Pan Float Switch



HVAC System #3: Venting and Combustion Air
N/A, This is an electric heat pump. No venting or combustion air required.

HVAC System #3: Air Conditioning Equipment Brand
Goodman





HVAC System #3: Air Conditioning Year Of Manufacture
2008

HVAC System #3: Air Conditioning Capacity
2 tons

Each ton of capacity equals 12,000 BTU

HVAC System #3: Air Conditioning System Performance

0 - Not Tested

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 #3: Filters

OK



HVAC System #3: Gas Lines

N/A

Heat Distribution System: Heat Distribution

Insulated Ductwork

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

Yes

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

11.3.1 HVAC System #3

HVAC SYSTEM #3 - SYSTEM INOPERABLE

The heating and cooling system would not respond to the thermostat and were inoperable at time of inspection. The thermostat would respond to turn the fan on or to auto, but would not when attempts to change temp or mode were made. The system should be started and investigated by a qualified HVAC contractor and any repairs made as needed for safe and proper operation of the system.

Recommendation

Contact a qualified professional.







11.5.1 General Comments, Heating and Air Conditioning

AIR CONDITIONING NOT TESTED

ALL SYSTEMS

Air conditioning was not operated due to cool outdoor temperatures at the time of inspection. Concerns are that operating the air conditioning system when outdoor temperatures are below 60 degrees may damage cooling equipment. Proper operation of the air conditioning system should be verified by a licensed HVAC contractor when weather conditions permit.

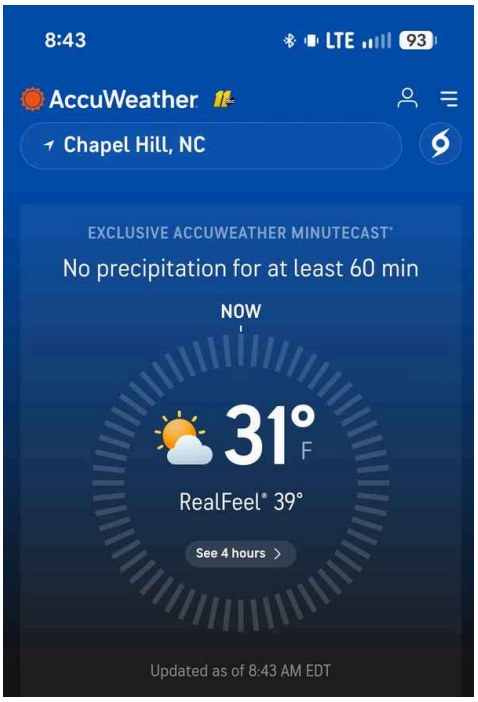
Recommendation

Contact a qualified HVAC professional.









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			X
12.3	General Comments, Fireplaces or Solid Fuel Fired Appliances	X			

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

Information

Fireplaces or other solid fuel burning appliances: Fuel Source
Natural Gas



Fireplaces or other solid fuel burning appliances: Type
Direct Vent gas log fireplace

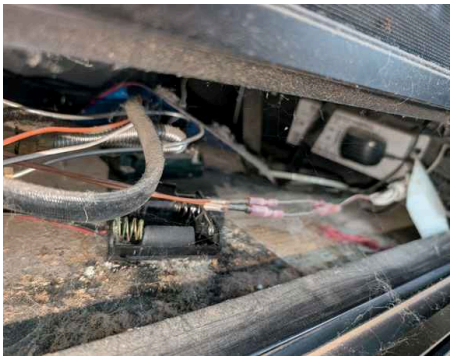


Chimney or Flue: Type/Materials
Direct vent



General Comments, Fireplaces or Solid Fuel Fired Appliances: Pre wiring for circulation fan and battery backup

The fireplace base is pre wired for the installation of a circulation fan and use of battery ignition if desired.



Observations and concerns

12.2.1 Chimney or Flue

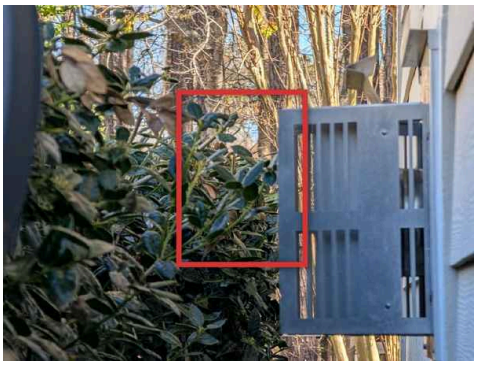
Safety Hazard

DIRECT VENT - IN CONTACT/CLOSE PROXIMITY TO COMBUSTIBLE MATERIAL

The direct vent for the fireplace is in contact/close proximity to vegetation or other combustible materials. Material should be trimmed back by a qualified contractor to allow clearance to prevent a fire hazard when the fireplace is used.

Recommendation

Contact a qualified professional.



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;...