

Goals

1. Establish the boundaries of a pre-drywall inspection so the public understands what it is and is not receiving for the service.
2. Establish the chain of events associated with the inspection. Inspector refers structural questions to the builder to confirm the construction is/not according to the engineered specifications and, if not, that the builder's engineer prescribe repairs or the contractor remedies the condition by way of the original design.
- 3.

SECTION .1200 - NC HOME INSPECTOR Pre-Drywall STANDARDS OF PRACTICE

.1201 DEFINITIONS

In addition to section .1101, the following definitions apply to this Section:

- (1) "Pre-Drywall" means interim state of construction before the interior walls are covered. The inspection usually takes place after rough-in wiring and plumbing is completed, but before insulation is added to the exterior walls.

.1202 Pre-Drywall STANDARDS OF PRACTICE

This Section sets forth the minimum standards of practice required of licensed home inspectors while conducting a pre-drywall inspection. In this Section, the term "home inspectors" means licensed home inspectors.

.1203 PURPOSE AND SCOPE

- (a) Pre-drywall inspections performed according to this Section shall provide the client with an understanding of the property conditions, as inspected at the time of the home inspection.
- (b) Home inspectors shall:
 - (1) provide a written contract, signed by the client, before the pre-drywall inspection is performed that shall:
 - (A) State that the pre-drywall inspection is in accordance with the Pre-Drywall section of the Standards of Practice of the North Carolina Home Inspector Licensure Board as set forth in this Section;
 - (B) State what services shall be provided and the cost; and
 - (C) When an inspection is for only one or a limited number of systems or components, state that the inspection is limited to only those systems or components;
 - (2) inspect readily visible and readily accessible installed systems and components described in Rules .1206 through .1215 of this Section;
 - (3) submit a written report, pursuant to G.S. 143-151.58(a), to the client that shall:
 - (A) Describe those systems and components required to be described in Rules .1206 through .1215 of this Section;
 - (B) State which systems and components present at the home and designated for inspection in this Section were not inspected, and the reason for not inspecting;
 - (C) State any systems or components inspected that **are not installed or constructed in such a way**, based upon documented tangible evidence;
 - (D) Describe each system or component, pursuant to Part (b)(3)(C) of this Rule; state how the condition is defective; explain the implications of defective conditions reported; and direct the client to a course of action for repair, monitoring, or further investigation by the builder;
 - (E) State the name, license number, and signature of the person conducting the inspection.
 - (4) submit a summary page(s) pursuant to **G.S. 143-151.58(a1)**.
- (c) Home inspectors may:
 - (1) report observations and conditions, including safety or habitability concerns, or render opinions of items in addition to those required in Paragraph (b) of this Rule; or
 - (2) exclude systems and components from the inspection if requested by the client, and so stated in the written contract.

.1204 GENERAL LIMITATIONS

- (a) Pre-drywall inspections done in accordance with this Section are not technically exhaustive.
- (b) This Section applies to buildings with four or fewer dwelling units, and individually owned residential units within multi-family buildings, and their attached garages or carports.

Commented [DD1]: For Pre-Drywall, it is not recommended or required that the inspector identify a specific trade for each defect. It is the builder's responsibility to correct the condition as required by its company practices and local building codes. The inspector may and should require the builder's structural engineer prescribe and certify structural repairs.

Commented [DD2]: Given the technologies in use today, is it really necessary to require a signature?

.1205 GENERAL EXCLUSIONS:

- (a) Home inspectors are not required to report on:
 - (1) Life expectancy of any component or system;
 - (2) The causes of the need for a repair;
 - (3) The methods, materials, and costs of corrections;
 - (4) The suitability of the property for any specialized use;
 - (5) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions;
 - (6) The market value of the property or its marketability;
 - (7) The advisability or inadvisability of purchase of the property;
 - (8) Any component or system that was not inspected;
 - (9) The presence or absence of pests such as wood damaging organisms, rodents, or insects; or
 - (10) Cosmetic damage, underground items, or items not installed;
 - (11) The presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule; or
 - (12) Compliance or non-compliance with construction plans, drawings, and/or specifications.
- (b) Home inspectors are not required to:
 - (1) Offer warranties or guarantees of any kind;
 - (2) Calculate the strength, adequacy, or efficiency of any system or component;
 - (3) Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons;
 - (4) Operate any system or component that is shut down or otherwise inoperable;
 - (5) Operate any system or component that does not respond to normal operating controls;
 - (6) Move construction materials, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
 - (7) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
 - (8) Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
 - (9) Determine House Energy Ratings (HER), insulation R values, system or component efficiencies;
 - (10) Inspect heat recovery and similar whole house ventilation systems;
 - (11) Predict future condition, including failure of components;
 - (12) Project operating costs of components;
 - (13) Evaluate acoustical characteristics of any system or component;
 - (14) Inspect equipment or accessories that are not listed as components to be inspected in this Section; or
 - (15) Disturb insulation, except as required in Rule .1214 of this Section.
 - (16) Evaluate installation of components with respect to the specific instructions of individual manufacturers;
 - (17) Evaluate the compliance of construction to the engineering drawings for the structure.
- (c) Home inspectors shall not:
 - (1) Offer or perform any act or service contrary to law; or
 - (2) Offer or perform engineering, architectural, plumbing, electrical, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license. In that case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond this Section and perform additional inspections beyond those within the scope of the Standards of Practice.

.1206 STRUCTURAL COMPONENTS

- (a) The home inspector shall inspect structural components including:
 - (1) Foundation;
 - (2) Floors;
 - (3) Walls;
 - (4) Columns or piers; and
 - (5) Roofs.
- (b) The home inspector shall describe the type of:
 - (1) Foundation;
 - (2) Floor structure;
 - (3) Wall structure;
 - (4) Columns or piers;

- (5) Roof structure.
- (c) The home inspector is not required to:
 - (1) Determine whether the foundation is plumb, square, or properly located;
 - (2) Review construction plans, drawings, and/or specifications;
 - (3) Verify building installation with respect to local ordinances or codes; or
 - (4) Determine the adequacy of the building design.
- (d) The home inspector shall:
 - (1) 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;
 - (2) Report the methods used to inspect under floor crawl spaces and attics;
 - (3) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; and
 - (4) Inspect and report signs of improper installation of and/or damage to framing components;
 - (5) Inspect and report signs of improper load alignment where the transfer path is visible;
 - (6) Report damaged structural components, missing fasteners, improper load transfer.

.1207 EXTERIOR

- (a) When present, the home inspector shall inspect:
 - (1) Wall cladding (if present), weather resistive barriers (if visible), flashings, and trim;
 - (2) Entryway doors and a representative number of windows;
 - (3) Decks, balconies, stoops, steps, areaways, and porches;
 - (4) Driveways, patios, walkways, and retaining walls; and
 - (5) 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; and
 - (3) Probe exterior wood components where deterioration is suspected.
- (c) The home inspector is not required to inspect:
 - (1) For the presence of safety glazing in doors and windows;
 - (2) Geological conditions;
 - (3) Soil conditions; or
 - (4) Detached buildings or structures.
 - (5) .

.1208 ROOFING

- (a) When present, the home inspector shall inspect:
 - (1) Roof coverings or underlayment(s);
 - (2) Roof drainage systems;
 - (3) Flashings;
 - (4) Skylights, chimneys, and roof penetrations; and
 - (5) Signs of leaks.
- (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.

.1209 PLUMBING

- (a) **When present, 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;
 - (3) Hot water systems including flues, vents, **and protection;**
 - (4) **The installation of fire barrier sealant through floor penetrations;** and
 - (5) Fuel storage and distribution systems.
- (b) The home inspector shall describe:
- (1) Water supply and distribution piping materials;
 - (2) Drain, waste, and vent piping materials;
 - (3) **Provisions for** water heating equipment, including fuel or power source, and location; and
 - (4) The location of any main water supply shutoff device.
- (c) 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;
 - (5) Inspect:
 - (A) Water conditioning systems;
 - (B) Fire suppression and/or lawn irrigation 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) **Provisions for** 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.~~

.1210 ELECTRICAL

- (a) **When present, 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) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures ~~unless unsafe conditions are reported;~~
 - (4) **The installation of fire barrier sealant through floor penetrations.**
 - (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.
- (e) ~~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 **provisions for:**
 - (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.

.1211 HEATING

- (a) The home inspector shall inspect permanently installed heating systems **and/or provisions for** 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) **When equipment is installed,** the home inspector shall describe the:
 - (1) Energy source; and
 - (2) Heating equipment and distribution type.
- (e) ~~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) **Comment on the system design with respect to uniformity or adequacy of warmed-air supply to the various rooms; or**
 - (6) 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.

.1212 AIR CONDITIONING

- (a) **When equipment is installed**, 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) **Comment on the system design with respect to** uniformity or adequacy of cool-air supply to the various rooms.

.1213 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, wall paper, 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.~~

.1214 INSULATION AND VENTILATION

- (a) The home inspector shall inspect:
- (1) Insulation and vapor retarders in unfinished spaces;
 - (2) **Provisions for** 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 **and vapor retarders** in unfinished spaces; and
 - (2) The absence of insulation in unfinished space at **what will be** 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.

.1215 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.