

.1117 Pre-Drywall Inspections

- (a) Home inspections performed according to this Section shall provide the client with an understanding of the property conditions, as inspected at the time of the pre-drywall home inspection.
- (b) Home inspectors shall:
 - (1) provide a written contract, signed by the client, before the pre-drywall home inspection is performed that shall
 - (A) State that the pre-drywall home inspection is in accordance with 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;
 - (C) When a pre-drywall 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 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 this Section;
 - (B) State which systems and components present at the home and designated for pre-drywall inspection in this Section were not inspected, and the reason for not inspecting;
 - (C) State any systems or components inspected that do not function as intended, allowing for normal wear and tear, or appear not to function as intended, 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 a specialist or the contractor;
 - (E) State the name, license number, and signature of the person conducting the pre-drywall inspection on the cover page or second page of the report;
- (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;
 - (2) exclude systems and components from the inspection if requested by the client, and so stated in the written contract;
 - (3) Cite defects as violation of code provided that they.....
- (d) The home inspector shall inspect installed components and systems including:
 - (1) Structural foundation and framing
 - (A) Foundation – includes slab on grade, spread footing, piers, piling;
 - (B) Floors;
 - (C) Walls;
 - (D) Columns or posts;
 - (E) Ceilings;

- (F) Roof;
- (2) Exterior
 - (A) Wall Cladding and Flashing;
 - (B) Fenestrations including doors, windows, skylights.
 - (C) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings;
- (3) Roofing;
 - (A) Roof coverings;
 - (B) Flashing;
 - (C) Skylights, chimneys, and roof penetrations;
 - (D) Signs of leaks or abnormal condensation on building components;
- (4) Plumbing
 - (A) Interior water supply and distribution system, including: piping materials, supports, and insulation;
 - (B) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation;
 - (C) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents
- (5) Electrical
 - (A) Electrical conductors, distribution and panel boxes
- (6) HVAC
 - (A) Heating, air conditioning, appliances and ventilation equipment
 - (B) Ductwork
- (e) The home inspector shall describe:
 - (1) Systems and components in item (d) present at the time of the pre-drywall inspection;
- (f) The home inspector shall list:
 - (2) Systems and components not present at the time of pre-drywall inspection to include:
 - (A) Exterior wall cladding;
 - (B) Roof covering;
 - (C) Water heater;
 - (D) Heating Equipment;
 - (E) Air-conditioning equipment;
- (g) The home inspector is not required to inspect
 - (1) Systems and components not yet installed that are listed in section (f)(2);