



SILK INSPECTIONS, LLC

(910) 248-9513

Info@SilkInspections.com

<https://www.silkinspections.com>



PREMIUM RESIDENTIAL HOME INSPECTION REPORT

1234 Main St Fayetteville
Fayetteville, NC 28348

John Doe
OCTOBER 29, 2023



Inspector
John Freudenberg

John Freudenberg

Certified Master Inspector, Lic. #4202

(910) 248-9513

john@silkinspections.com

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SUMMARY



ITEMS INSPECTED



MAINTENANCE, COSMETIC,
DEFICIENCIES, LIMITATIONS







DEFICIENCIES, SAFETY
CONCERNS



IMMEDIATE ACTION ITEMS,
SAFETY HAZARDS

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

-  7.1.1 Heating & Cooling - General: Float Switch Not Installed
-  7.7.1 Heating & Cooling - Fireplace/Chimney: Cracked Firebox
-  8.2.1 Attic - Electrical: Smoke - Junction Box
-  9.2.1 Roof - Asphalt Shingle: Improper/Inadequate Previous Repairs

1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	Summary	X			
1.2	Overview	X			
1.3	Inspector Notes	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Summary: Building Type

Single Family

Summary: In Attendance

Inspector

Summary: Occupancy

Occupied

Summary: Temperature (approximate)

1 Fahrenheit (F)

This temperature indicates the ambient temperature at the beginning of the home inspection.

Summary: Weather Conditions

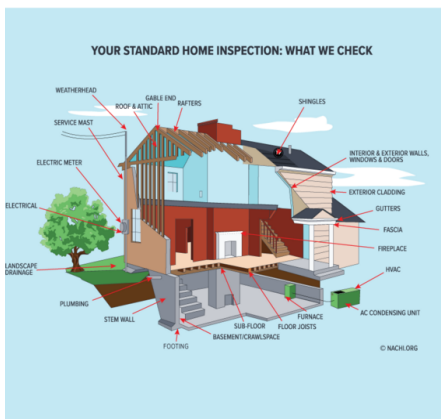
Clear

These conditions were the conditions at the beginning of the home inspection.

Overview: Inspection Overview

 A home inspection is a non invasive, visual examination of the accessible areas of the property designed to identify areas of concern within specific systems or components that are both observed and deemed material by the inspector at the exact date and time of inspection.

Any recommendations for repair, replacement, evaluation, and maintenance issues found should be evaluated by the appropriate trades contractors. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.



What We Check (If Observable)

Overview: How to Use this Report

Explained

This report provides a detailed summary of the systems and components that were inspected, and the inspector's observations of those systems at the time of the inspection.

This report highlights deficiencies in a report-by-exception method, meaning systems and components that were inspected that do not have any comments or observations have been deemed by the inspector to not appear to have visual deficiencies at the time of the inspection.

The report uses 3 classification categories:

- 1) **Immediate Action Items and Safety Hazards** or those items listed in **red**;
- 2) **Deficiencies and Safety Concerns** or items listed in **orange**;
- 3) **Maintenance, Cosmetic, Deficiencies, Limitations**, or those listed in **blue**.

Home inspections are visual, not technically exhaustive and some deficiencies may not be visible at the time of the inspection based upon a number of factors including temperature and weather conditions. Home inspections will not necessarily find every deficiency that may exist and it cannot identify future issues but we do our best to identify issues that can be observed at the time of the inspection.

Deficiencies indicated in the report should be evaluated and confirmed by a qualified specialist in that field. Any system or system component where a deficiency has been observed should contain a description of the deficiency in the report, the implication of the defect or what problems may be caused by a result of the defect, and a recommendation for correction with the most appropriate qualified specialist.

If something is not clear in this report or further clarification is required, please do not hesitate to reach out to us. We are a resource available to you to help provide you with the information you require to make an informed decision. We can be reached at **(910) 248-9513** or **Info@SilkInspections.com**

Please understand that nearly every home, from the newest to oldest, is less than perfect. However, most issues we find can be corrected with limited time and expense.

While nothing takes the place of a well-qualified professional providing an evaluation of a home's systems, there are many online resources to provide you with a starting point for understanding costs related to any repairs and/or upgrades such as: <https://www.homewyse.com/services/>, <https://porch.com/project-cost/> and <https://www.fixr.com/costGuides.html>.

We do not endorse these organizations but many provide a good starting point for further understanding. Additionally, the U.S. Consumer Product Safety Commission provides free information regarding recalls related to appliances and other home components: <https://www.cpsc.gov/recalls>

NOTE: where possible, the most qualified specialist is often a licensed professional. Licensing requirements often require licensees to pass a licensing exam, maintain insurance, complete continuing education and follow ethical standards.

Overview: Perspective

Locations

For the purpose of this report, directional references are listed as "front, back, left, right," and are oriented based upon the observer facing the front of the structure as observed from the street and/or the main entrance.

Overview: Use Of Photos & Videos

Photos

This report provides photographic and video documentation which includes those for your information, those not necessarily reflecting any deficiency, those to help clarify what was inspected and/or the condition of the system or component at the time of the inspection. Some of the pictures and/or videos may be of deficiencies or problem areas, are provided to help you better understand what is documented in this report and may allow you to see areas or items which are not readily accessible and wouldn't normally be seen. While we take every effort to include extensive photo and/or video documentation, not all problem areas or conditions will be supported with photos and/or videos.

Inspector Notes: Items Excluded From Inspection

Cosmetic issues, and amenities such as but not limited to window treatments, awnings, rain water collection systems, temporary ramps, water filtration systems, bidets, pools, hot tubs, other water features such as ponds or fountains, irrigation systems, rainwater harvesting systems, electric generators, lightning arrestor equipment and saunas, pet electric fences, built-in safes, intercoms, stereo/radio and speaker systems, automatic timers, central vacuums, low voltage systems including speakers, data and lighting, dehumidifiers, fire pit, vertical transportation elevators/lifts, solar hot water and/or electric systems, radon mitigation systems, movie projectors and screens, etc. are excluded from the home inspection as they are outside the North Carolina Standards of Practice. These systems and components may require specialists to evaluate their condition, safety and operation. Consult with qualified specialists to evaluate these items and provide a written evaluation of their functionality.

2: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	O
2.1	Summary	X			
2.2	Built-in Microwave	X			
2.3	Dishwasher	X			
2.4	Garbage Disposal	X			
2.5	Refrigerator	X			
2.6	Range	X			
2.7	Range Hood	X			
2.8	Washer/Dryer	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Summary: Built-in Appliances Present

Built-In Oven

Built-in Microwave: Vent & Light Operation:

Lights & Fan Operable

Dishwasher: Anti-Siphon Method: Not Visible/Not Installed

APPLIANCES	YEARS
Conditioner (window)	5 to 7
mpactor (trash)	6
umidifier	8
hwasher	9
posal (food waste)	12
er Vent (plastic)	5
er Vent (steel)	20
er (clothes)	13
haust Fans	10
ezer	10 to 20
i Oven	10 to 18
id Dryer	10 to 12
idifier (portable)	8
rowave Oven	9
ige/Oven Hood	14
ctric Range	13 to 15
i Range	15 to 17
rigerator	9 to 13
mp Cooler	5 to 15
shing Machine	5 to 15
ole-House Vacuum System	20

Appliances Life Expectancy Chart

Dishwasher: Completed Cycle: Yes

Range: Cooktop Type: Electric

Range: Range Fuel Type: Electric

Range Hood: Vent & Light Operation:

Lights & Fan Inoperable

Limitations

Refrigerator

NOT INSPECTED

The refrigerator was not inspected as it is not a built-in appliance, is considered personal property of the owner which may not convey with the sale of the home and responsibility for its inspection is outside the scope of the North Carolina Standards of Practice.

Washer/Dryer

NOT INSPECTED

The washer and dryer, if present, and any 220 or 240 volt receptacles and plumbing for the washing machine including venting, water supply pipes, valves and drain pipes were not inspected. Appliances that are not built-in are considered personal property of the owner which may not convey with the sale of the home and responsibility for its inspection is outside the scope of the North Carolina Standards of Practice.

3: INTERIOR

		IN	NI	NP	O
3.1	General	X			
3.2	Bathtub	X			
3.3	Cabinets	X			
3.4	Countertops	X			
3.5	Bathroom Ventilation	X			
3.6	Carbon Monoxide Detectors	X			
3.7	Ceilings	X			
3.8	Ceiling Fans	X			
3.9	Doors	X			
3.10	Floors	X			
3.11	Laundry	X			
3.12	Lighting	X			
3.13	Shower	X			
3.14	Sinks & Drains	X			
3.15	Smoke Detectors	X			
3.16	Stairs	X			
3.17	Toilet	X			
3.18	Walls	X			
3.19	Windows	X			

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Information

General: Heating/Cooling Available in All Living Spaces:
Yes

Cabinets: Cabinets Operated:
Yes

Bathroom Ventilation: Exhaust Fan(s) Present
Yes

Carbon Monoxide Detectors: Carbon Dioxide Detectors:
Carbon monoxide detector(s) installed

Carbon Monoxide Detectors: Location
Not Applicable

Ceilings: Ceilings:
Drywall

Doors: Interior Doors Operated:
Yes

Floors: Floor Covering Materials:
Bamboo

Laundry: Dryer 240-Volt Electrical Receptacle:
Older 3-Prong

Laundry: Washer/Dryer Fuel Source:
Electric

Smoke Detectors: Smoke Detectors:
Smoke Detectors Installed

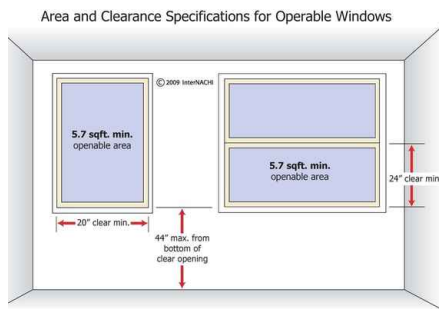
Smoke Detectors: Location
All Floors

Stairs: Stairs & Railings Inspected:
Yes

Walls: Walls:
Drywall

Windows: Egress Windows in Bedrooms

Yes



Egress windows are required in bedrooms in case of emergency

Windows: Window Configuration: Casement

Windows: Window Material: Vinyl

Windows: Windows Operated: Yes

Yes

General: Hot Water Temperature:

1 Degrees

The U.S. Department of Energy recommends the water temperature to be set at 120 degrees Fahrenheit.

4: GARAGE

		IN	NI	NP	O
4.1	General	X			
4.2	Ceiling	X			
4.3	Conventional Door(s)	X			
4.4	Fire Separation	X			
4.5	Floors	X			
4.6	Garage Doors	X			
4.7	Stairs	X			
4.8	Walls	X			

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Information

General: Door Automatic Reverse: Installed and operating correctly

General: Garage Door Type: Articulating panel

General: Number of Fixed Openers:
1

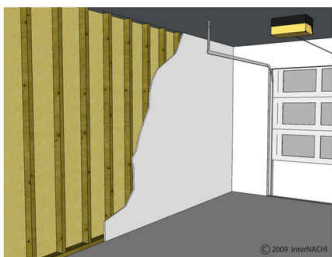
General: Number of Vehicle Doors:
1

Conventional Door(s): Fire-Resistant Door:
Yes

Fire Separation: Overview

As attached garages can often contain flammable substances, connections between the garage and home should be adequately sealed from living areas to restrict the potential spread of fire long enough to allow the occupants time to safely exit the building. Adequate firewall protection can be accomplished through the installation of fire-rated drywall and a fire-rated door on the attached walls.

GARAGE FIREWALL CUTAWAY



Garage Firewall

5: ELECTRICAL

		IN	NI	NP	O
5.1	Branch Wiring	X			
5.2	Electric Meter	X			
5.3	Exterior Receptacles	X			
5.4	Interior Receptacles	X			
5.5	Mast & Weatherhead	X			
5.6	Service Disconnect	X			
5.7	Service Entrance	X			
5.8	Service Grounding	X			
5.9	Service Panel Manufacturer	X			
5.10	Service Panel	X			
5.11	Sub-Panel Cabinet			X	
5.12	Sub-panel Manufacturer			X	
5.13	Switches	X			

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Information

Branch Wiring: Type:

Armored Cable

Branch Wiring: Wiring Methods:

In Wall Cavity - Most Not Visible

Electric Meter: Location

Back

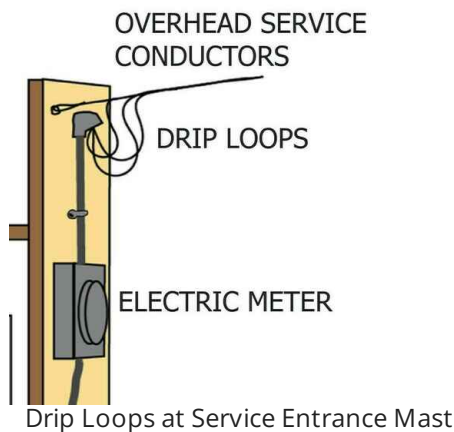
Electric Meter: Electric System Type

120/240V Single Phase 3 Wire (1P3W)

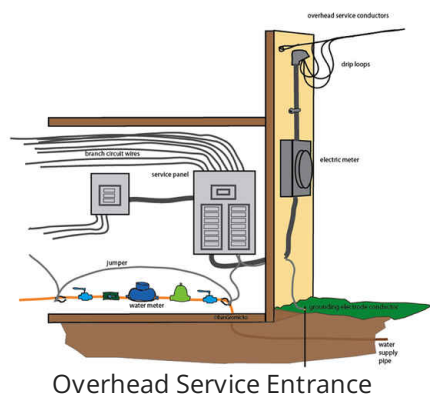
Mast & Weatherhead: Drip Loops: Service Disconnect: Service Disconnect Location:

Yes

At Service Panel

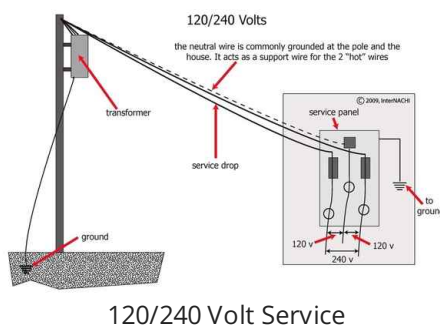


Service Entrance: Entrance Location - Overhead



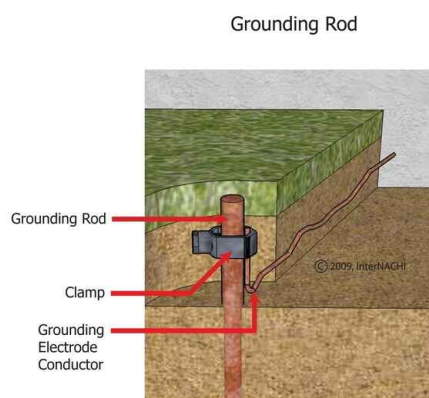
Service Entrance: Service Entry Conductor Materials:

Single-Strand Aluminum



Service Grounding: Service Grounding:

Driven rod



Grounding Rod

Service Panel Manufacturer:
Service Panel Manufacturer:
Missing/Illegible Label

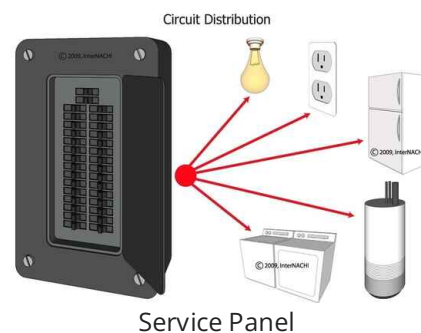
Service Panel: Service Panel Picture(s)
Present

Service Panel: Arc Fault Circuit Interrupter (AFCI) Breakers:
Yes

Service Panel: Ground Fault Circuit Interrupter (GFCI) Breakers:
Yes

Service Panel: Panel Location
Exterior Wall

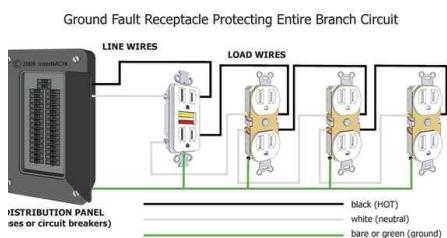
Service Panel: Service Disconnect Type:
Breaker



Service Panel: Service Panel Ampacity:
Unable to Determine (lack of information)

Exterior Receptacles: GFCI Protection:
Yes

Ground-Fault Circuit Interrupter (GFCI) protection should be provided in water prone areas to prevent electrocution.



Ground Fault Circuit Interrupter Protecting a Circuit

Interior Receptacles: AFCI Protection:

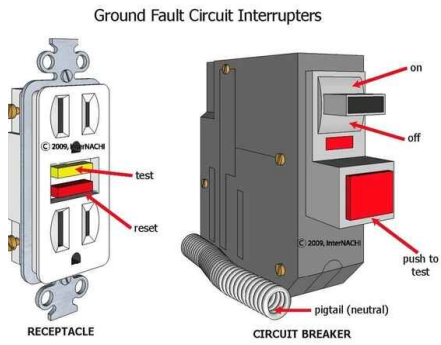
Yes

Arc-Fault Circuit Interrupter (AFCI) protection should be provided where there are concerns that electrical arcs could present a dangerous condition such as when an oxygen tank is in use in the home.

Interior Receptacles: GFCI Protection:

Yes

Ground-Fault Circuit Interrupter (GFCI) protection should be provided in water prone areas to prevent electrocution.



GFCI protection can be provided by outlets or breakers in the service panel.

6: EXTERIOR

		IN	NI	NP	O
6.1	Doors	X			
6.2	Eaves, Soffits & Fascia	X			
6.3	Fences, Gates, and Boundary Walls		X		
6.4	Deck			X	
6.5	Hose Spigot	X			
6.6	Lighting	X			
6.7	Porch	X			
6.8	Siding, Flashing & Trim	X			
6.9	Stairs	X			
6.10	Vegetation, Grading, Drainage & Retaining Walls	X			
6.11	Walkways, Patios & Driveways	X			
6.12	Windows	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Doors: Doors Operated:

Yes

Doors: Type:

Fiberglass

Siding, Flashing & Trim: Siding

Material

Aluminum

Walkways, Patios & Driveways:

Driveway Material:

Asphalt

Walkways, Patios & Driveways:

Walkway Materials:

Asphalt

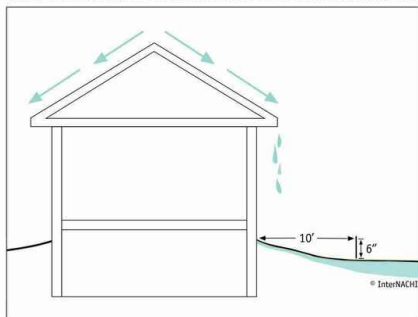
Vegetation, Grading, Drainage & Retaining Walls: Minimum-Grade Ground Slope:

Yes

In order to prevent moisture intrusion into the home's foundation which can promote conditions for organic growth and prematurely deteriorate structural members, the grounds surrounding the home should meet a minimum standard of a grade sloped away from the home's foundation walls of at least 6 inches over 10 feet.

Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



Minimum-Grade Ground Slope

Limitations

Fences, Gates, and Boundary Walls

FENCE/PROPERTY LINES/BOUNDARIES - NOT INSPECTED

Inspection of the fencing, gates and property boundary lines is beyond the scope of a general home inspection. These items were not inspected.

7: HEATING & COOLING

		IN	NI	NP	O
7.1	General	X			X
7.2	Air Filter	X			
7.3	Heating	X			
7.4	Cooling	X			
7.5	Ductwork	X			
7.6	Electrical Disconnect	X			
7.7	Fireplace/Chimney	X			X
7.8	Gas Meter			X	
7.9	Thermostat			X	

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Information

General: Cooling Energy Source:
Electricity

General: Cooling System Type:
Split System Heat Pump (Indoor & Outdoor Components)

General: Heating/Cooling Ducts:
Insulated

General: Heating Energy Source:
Electric

General: Heating System Type:
Same As Cooling System Type, Forced-air distribution

General: Location(s):
Attic

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporative Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Thermostats	35
Ventilator	7

HVAC Systems Life Expectancy Chart

Air Filter: Location
1st Floor

Air Filter: Type
Disposable filter

Heating: Manufacturer's Data Plate Picture(s)
Present

Heating: Estimated Date of Manufacture:
1

Heating: Heating System Manufacturer:
Unable to determine (missing/illegible information)

Heating: Number of Heating Systems:
One
This number excludes wood-burning and other types of fireplaces.

Heating: Method of Inspection

Visual, Operating Controls
Operated

Heating: Access Panel Opened:

No

Cooling: Manufacturer's Data

Plate Picture(s)

Present

Cooling: Estimated Date of Manufacture:

1

Cooling: Cooling System Manufacturer:

Unable to determine
(missing/illegible information)

Cooling: Number of Cooling Systems:

One

Cooling: Method of Inspection

Visual, Operating Controls
Operated

Cooling: Cooling System Access Panel Opened:

No

Fireplace/Chimney: Fuel Type:

Wood

Fireplace/Chimney: Operated:


No

Fireplace/Chimney: Vent Type:

Vented

Observations/recommendations

7.1.1 General

 Maintenance, Cosmetic, Deficiencies, Limitations

FLOAT SWITCH NOT INSTALLED

A float switch was not installed on the condensation drain pan beneath the air handler. A float switch detects the presence of moisture and turns off the unit when it is detected. This condition may cause moisture intrusion in the home in the event the condensation drain pan were to overflow with water and the condensation drain tubes were blocked. Recommendation consult with a qualified HVAC professional to evaluate this condition and perform any necessary repairs.

Recommendation

Contact a qualified HVAC professional.



7.7.1 Fireplace/Chimney

 Deficiencies, Safety Concerns

CRACKED FIREBOX

There were cracks observed in the firebox. This condition is a safety/fire concern. Recommendation: consult with a qualified fireplace contractor to evaluate this condition and perform any necessary repairs prior to operating the fireplace.

Recommendation

Contact a qualified fireplace contractor.



8: ATTIC

		IN	NI	NP	O
8.1	General	X			
8.2	Electrical	X			X
8.3	Plumbing	X			
8.4	Plumbing Vent	X			
8.5	Roof Framing	X			
8.6	Roof Sheathing	X			
8.7	Roof Structure Ventilation	X			
8.8	Thermal Envelope	X			
8.9	Truss Roof Framing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Method of Inspection:
Inside the attic

Roof Structure Ventilation: Roof Structure Ventilation:
Attic ventilation appeared sufficient

Roof Structure Ventilation: Roof Structure Ventilation Type:
Continuous ridge and soffit vents

Thermal Envelope: Approximate Thermal Insulation Depth:
19-24 inches

Thermal Envelope: Thermal Insulation Material:
Fiberglass Batt

Observations/recommendations

8.2.1 Electrical



SMOKE - JUNCTION BOX

Smoke was observed coming from a junction box. This condition is a fire hazard and should be evaluated and corrected immediately by a qualified electrical professional. Recommendation: consult with a qualified electrical professional to evaluate this condition and perform any necessary repairs.

Recommendation

Contact a qualified electrical contractor.



9: ROOF

		IN	NI	NP	O
9.1	General	X			
9.2	Asphalt Shingle	X			X
9.3	Chimney	X			
9.4	Drainage System - Gutters/Downspouts	X			
9.5	Flashing	X			
9.6	Plumbing and Combustion Vents	X			
9.7	Underlayment	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Method of Inspection:
Walked the roof

General: Roof-Covering Type:
3-tab Fiberglass Asphalt Shingle

General: Roof-Covering Type - Additional:
EPDM (rubber) Membrane

ROOFING	YEARS
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer)	15 to 25
Rubber	
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

Roofing Materials Life Expectancy

General: Roof Style:
Gable

Drainage System - Gutters/Downspouts:
Description:
Gutters and downspouts installed

Plumbing and Combustion Vents:
Roof Penetrations Inspected - Plumbing Vents, Etc.
Yes

Underlayment:
Underlayment/Interlayment:
Mostly hidden from view

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

Any installed underlayment was hidden beneath the roof-covering material and was only visible in limited areas around the edges of the perimeter of the roof. The underlayment was not inspected and the inspection of this item is disclaimed for evaluating its condition.

Observations/recommendations

9.2.1 Asphalt Shingle

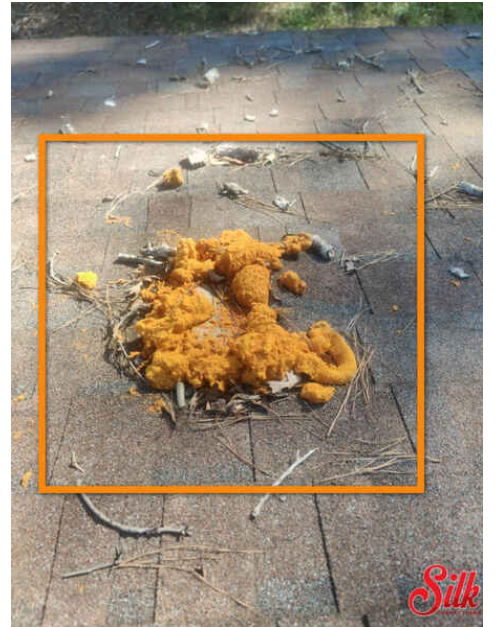
**IMPROPER/INADEQUATE
PREVIOUS REPAIRS**

Deficiencies, Safety Concerns

The roof covering had evidence of inadequate repairs. This condition may lead to moisture intrusion and may indicate that the roof covering is at the end of its useful life. Recommendation: consult with a qualified roofing professional to evaluate this condition and perform any necessary repairs or replacement.

Recommendation

Contact a qualified roofing professional.



10: STRUCTURE

		IN	NI	NP	O
10.1	General	X			
10.2	Crawlspace	X			
10.3	Floor Structure	X			
10.4	Foundation	X			
10.5	Foundation Walls	X			
10.6	Thermal Envelope	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Exterior Wall Structures:

Wood Frame

General: Foundation Configuration:

Concrete Slab-on-Grade

General: Foundation Method/Materials:

Pier and Beam

General: Main Floor Structure:

Concrete Slab

General: Main Floor Structure-Intermediate Support:

Wood beam girder

General: Main Floor Structure-Perimeter Bearing:

Rests on top of foundation wall

General: Typical Ceiling Structure:

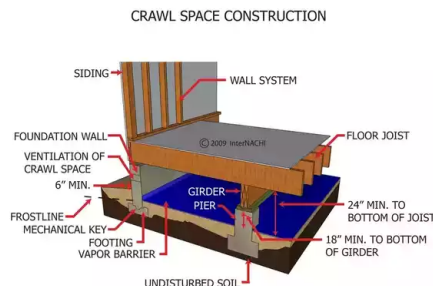
Drywall attached to dimensional lumber ceiling joists

Crawlspace: Crawlspace Inspection Method:

Inspector entered the crawlspace

Thermal Envelope: Thermal Insulation Depth:

19-24 inches



Crawlspace Construction

Thermal Envelope: Thermal Insulation Material:

Fiberglass Batt

11: PLUMBING

		IN	NI	NP	O
11.1	General	X			
11.2	Septic System		X		
11.3	Sewage and DWV Systems	X			
11.4	Water Heater	X			
11.5	Water Supply and Distribution	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Sewage and DWV Systems: Drain Waste and Vent (DWV) Pipe

Materials:

Acrylonitrile butadiene styrene (ABS)

Water Heater: Energy Source:

Electric

Water Heater: Manufacturer:

Not Visible

Water Supply and Distribution:

Water Distribution Pipes:

Most Not Visible - Concealed in Slab/Wall, Copper

Water Heater: Capacity (In Gallons):

1

** Please note, the adequacy of the capacity of the water heater was not determined as different occupants of a home may have entirely different capacity requirements. It is recommended to consult with a qualified plumbing professional to help you to determine your hot water capacity needs.*

Water Supply and Distribution: Water Supply Shutoff Location

Meter at Street

The water supply valve shut off can be used to turn off the water supply for the entire house. At times personal belongings in occupied homes block visual access to a water shut-off within the home. These water shut-off valves may be found at the bottom of closets or in the garage.

Water Heater: Manufacturer's Data Plate Picture(s)

Present

Water Heater: Fuel Shutoff

Location:

Breaker

Water Heater: Type:

Tank

Water Heater: Age (Estimated Year):

1

Year(s)

Water Heater: Location:

Attic

Water Supply and Distribution:

Main Water Supply Pipe:

1/2-inch

Limitations

Septic System

NOT INSPECTED - DISCLAIMER

Sewer and/or septic system pipes and/or tanks and/or pumps were concealed and were not able to be visually inspected. Any pipes that were not visible at the time of the inspection were not inspected and are disclaimed. It is recommended to have all buried sewer and/or septic pipes, pumps and/or tanks inspected by a qualified professional with a scope to ensure their integrity and proper functioning.

STANDARDS OF PRACTICE

Inspection Details

.1104 GENERAL LIMITATIONS

- (a) Home 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.

.1105 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; or
- (11) The presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule.

(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 personal items, panels, furniture, 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 .1114 of this Section.

(c) Home inspectors shall not:

- (1) Offer or perform any act or service contrary to law; or 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.

.1116 CODE OF ETHICS

- (a) Licensees shall discharge their duties with fidelity to the public and to their clients, with fairness and impartiality to all.
- (b) Opinions expressed by licensees shall be based only on their education, experience, and honest convictions.
- (c) A licensee shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was performed, or the clients representative.
- (d) No licensee shall accept compensation or any other consideration from more than one interested party for the same service without the written consent of all interested parties.
- (e) No licensee shall compensate, either financially or through other services or benefits, realty agents or other parties with a financial interest in closing or settlement of real estate transactions for the following:
 - (1) Referral of inspections; or
 - (2) Inclusion on a list of recommended inspectors or preferred providers.
- (f) No licensee shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
- (g) Before the execution of a contract to perform a home inspection, a licensee shall disclose to the client any interest he or she has in a business that may create a conflict of interest for the home inspector. No licensee shall allow his or her interest in any business to affect the quality or results of the inspection work that the licensee may be called upon to perform.

- (h) A licensee shall not solicit for repairs of systems or components found defective in the course of a home inspection performed by the licensee or that licensee's company.
- (i) Licensees shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.
- (j) Licensees shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- (k) A licensee shall not impugn the professional reputation or practice of another home inspector, nor criticize another inspector's reports.

Built-In Kitchen 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.

Interior

.1113 INTERIORS

(a) The home inspector shall inspect:

- (1) Walls, ceiling, and floors;
- (2) Steps, stairways, balconies, and railings;
- (3) Counters and a representative number of built-in cabinets; and
- (4) A representative number of doors and windows.

(b) The home inspector shall:

- (1) Operate a representative number of windows and interior doors; and
- (2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(c) The home inspector is not required to inspect:

- (1) Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
- (2) Carpeting; or
- (3) Draperies, blinds, or other window treatments; or
- (4) Coatings on and hermetic seals between panes of glass in windows and doors.

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 dwellings 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.

Exterior

.1107 EXTERIOR

(a)The home inspector shall inspect:

- (1) Wall cladding, flashings, and trim;
- (2) Entryway doors and a representative number of windows;
- (3) Garage door operators;
- (4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings;
- (5) Eaves, soffits, and fascias;
- (6) Driveways, patios, walkways, and retaining walls; and
- (7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building.

(b)The home inspector shall:

- (1) Describe wall cladding materials;
- (2) Operate all entryway doors;
- (3) Operate garage doors manually or by using installed controls for any garage door operator;
- (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and
- (5) Probe exterior wood components where deterioration is suspected.

(c)The home inspector is not required to inspect:

- (1) Storm windows, storm doors, screening, shutters, and awnings;
- (2) Fences;
- (3) For the presence of safety glazing in doors and windows;
- (4) Garage door operator remote control transmitters;
- (5) Geological conditions;
- (6) Soil conditions;
- (7) Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise required in 11 NCAC 8.1109(d)(5)(F);
- (8) Detached buildings or structures; or
- (9) For the presence or condition of buried fuel storage tanks.

Heating & Cooling

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.

Attic

.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.

Roof**.1108 ROOFING****(a) The home inspector shall inspect:**

- (1) Roof coverings;
- (2) Roof drainage systems;
- (3) Flashings;
- (4) Skylights, chimneys, and roof penetrations; and
- (5) Signs of leaks or abnormal condensation on building components.

(b) The home inspector shall:

- (1) Describe the type of roof covering materials; and
- (2) Report the methods used to inspect the roofing.

(c) The home inspector is not required to:

- (1) Walk on the roofing; or
- (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors.

Structure**.1106 STRUCTURAL COMPONENTS****(a) The home inspector shall inspect structural components including:**

- (1) Foundation;
- (2) Floors;
- (3) Walls;
- (4) Columns or piers;
- (5) Ceilings; and
- (6) Roofs.

(b) The home inspector shall describe the type of:

- (1) Foundation;
- (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.

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;

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- (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.