

11 NCAC 08 .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, including automatic safety controls;
 - (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 any garage door operator that will not automatically reverse when meeting reasonable resistance during closing;
 - (5) report any garage door that will not automatically reverse when photoelectric safety devices are actuated;
 - (6) report any garage door operator that does not utilize a photoelectric safety device; and
 - (7) 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 08 .1109(d)(5)(F);
 - (8) detached buildings or structures; or
 - (9) for the presence or condition of buried fuel storage tanks.

*History Note: Authority G.S. 143-151.49;
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