

11 NCAC 08 .1117 PRE-DRYWALL INSPECTION

(a) Pre-drywall inspections shall be performed in accordance with this Rule and 11 NCAC 08 .1116. Pre-drywall inspections shall provide the client with an understanding of the property conditions, as inspected at the time of the pre-drywall 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 performed 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; and
 - (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 Rule;
- (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 by this Rule;
 - (B) state which systems and components present at the home and designated for pre-drywall inspection by this Rule were not inspected, and the reason for not inspecting;
 - (C) state any systems or components inspected that do not function as intended, appear not to be installed as intended, or need further evaluation, 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; and
 - (F) state the address of the home inspected and the date of the 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 violations of the North Carolina State Residential Building Code provided that the home inspector conforms to the requirements of G.S. 143-151.58(a2); and
- (4) cite variations from or inconsistencies with manufacturers' installation instructions. If citing manufacturers' instructions, home inspectors must provide copies of the instructions or links to those instructions with the report and refer the system or component for verification and repair by a specialist or the contractor.

(d) The home inspector shall inspect installed components and systems including:

- (1) Structural foundation and framing:
 - (A) foundation;
 - (B) floors;
 - (C) walls;
 - (D) columns or posts;
 - (E) ceilings;
 - (F) roof; and
 - (G) presence or absence of fireblocking and draftstopping.
- (2) Exterior:
 - (A) wall cladding and flashing;
 - (B) fenestrations including doors, windows, and skylights; and
 - (C) decks, balconies, stoops, steps, areaways, porches, and appurtenant railings.
- (3) Roofing:
 - (A) roof coverings;

- (B) flashing;
- (C) skylights, chimneys, and roof penetrations; and
- (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; and
 - (D) fuel gas piping including supports, bonding, and material.
- (5) Electrical:
 - (A) electrical conductors, distribution boxes, and panel boxes; and
 - (B) compatibility of branch circuit conductors' ampacities for their apparent use.
- (6) HVAC:
 - (A) heating, air conditioning, appliances, and ventilation equipment; and
 - (B) ductwork.

(e) The home inspector shall describe systems and components listed in Paragraph (d) at the time of the pre-drywall inspection. The home inspector shall identify any system or component that is not completely installed at the time of the pre-drywall inspection and describe the system or component in sufficient detail to explain the extent of installation remaining to be completed.

(f) Pre-drywall exclusions.

- (1) Home inspectors are not required to report on:
 - (A) the life expectancy of any component or system;
 - (B) the causes of the need for a repair;
 - (C) the methods, materials, and costs of corrections;
 - (D) the suitability of the property for any specialized use;
 - (E) compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions, including fire and life safety requirements;
 - (F) the market value of the property or its marketability;
 - (G) the advisability or inadvisability of purchasing the property;
 - (H) any component that was not inspected;
 - (I) the presence or absence of pests such as wood damaging organisms, rodents, or insects;
 - (J) cosmetic damage, underground items, or items identified as not installed;
 - (K) the presence or absence of systems installed to control or remove suspected hazardous substances, pests, or insects;
 - (L) compliance or non-compliance with contract specifications, construction plans, drawings, and specifications; and
 - (M) preparation for future installations, such as electric vehicle charging stations or low voltage wiring.
- (2) Home inspectors are not required to:
 - (A) offer warranties or guarantees of any kind;
 - (B) calculate the strength, adequacy, or efficiency of any system or component;
 - (C) review plans for compliance with codes or determine the adequacy of the design, strength, or efficiency of any system or component;
 - (D) determine the adequacy, proper installation, and hourly rating of any fire rated assembly or system;
 - (E) 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;
 - (F) operate any system or component that is shut down or otherwise inoperable;
 - (G) move personal items, tools, building materials, panels, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
 - (H) determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including mold, toxins, carcinogens, noise, and contaminants in the building or in soil, water, and air;

- (I) determine the effectiveness of any system installed to control or remove suspected hazardous substances;
 - (J) determine House Energy Ratings (HER), insulation R values, and system or component efficiencies;
 - (K) inspect heat recovery and similar whole house ventilation systems;
 - (L) predict future condition, including failure of components;
 - (M) project operating costs of components;
 - (N) evaluate acoustical characteristics of any system or component;
 - (O) inspect equipment or accessories that are not listed as components to be inspected in this Rule;
 - (P) disturb insulation, except where readily visible evidence indicates a problem;
 - (Q) inspect elevators or related equipment meant to transport occupants or materials between elevations;
 - (R) inspect low voltage systems; and
 - (S) evaluate installation of components with respect to manufacturers' instructions or specifications.
- (3) Home inspectors shall not:
- (A) offer or perform any act or service contrary to law; or
 - (B) 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 Rule and perform additional inspections beyond those within the scope of the Standards of Practice.

*History Note: Authority G.S. 143-151.58; 143-151.49;
Eff. June 1, 2026.*