

**11 NCAC 08 .1103 PURPOSE AND SCOPE**

(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 home inspection.

(b) Home inspectors shall:

- (1) provide a written contract, signed by the client, before the home inspection is performed that shall:
  - (A) State that the 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; 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 .1106 through .1115 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 .1106 through .1115 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 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;
  - (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.

*History Note: Authority G.S. 143-151.49; 143-151.58;  
Codifier determined that agency findings did not meet criteria for temporary rule Eff. October 15, 1996;  
Temporary Adoption Eff. October 24, 1996;  
Eff. July 1, 1998;  
Amended Eff. October 1, 2014; October 1, 2011; March 1, 2010; February 1, 2009; February 1, 2007; April 1, 2005; May 1, 2003; July 1, 2000;  
Readopted Eff. October 1, 2018.*