

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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