

Standard of Practice for Pre-Dry Wall Home Inspection

The inspection of a home in the pre-drywall condition will follow the North Carolina Home Inspection Licensure Act with the following additions and or exclusions. The pre-dry wall inspection is a home inspection that is performed during the construction process before the gypsum and or wall coverings are installed.

.1106 PRE-DRY WALL : STRUCTURAL COMPONENTS

I. The Home Inspector shall:

1. Inspect general framing components such as beams, studs, headers, columns, trusses, rafters and sheathing for evidence of improper installation, notching, and or damage.
2. Inspect general construction techniques between carrying and supporting members such as hangers, ledger, bearing points and nailing.
3. Inspect general foundation components at bearing points with framing members.
4. Observe general load alignments when complete transfer path is visible and obvious.
5. Enter to inspect general rooms, attics, and floor crawl spaces.
6. Inspect flashings were installed, complete, accessible, and visible.
7. Observe general workmanship of installed materials.
8. Observe general condition or the work space and or stored materials.
9. 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;
10. Report the methods used to inspect under floor crawl spaces and attics; and
11. Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

II. The Pre-Drywall inspection does not include:

1. Review and or verification of building contract specifications such as materials specification and or building upgrades or accessories.
2. Review and or verification of building design and or plans.
3. Verification of completed building systems and component conformity to building design and or plans.
4. Verification of building codes.
5. The evaluation of adequacy or sizing of general framing components studs, rafters, headers, columns, beam, and sheathing.
6. Determination of load bearing points for LVL or other engineered beams where intermediate support contacts are present. .
7. The evaluation of adequacy, count, or sizing of hangers, fasteners, and or nails.
8. The evaluation of sizing and or span of load carrying members
9. The evaluation of load transfer adequacy or feasibility between systems, components, and or materials.
10. The evaluation of sizing of foundation, foundation footings, foundation anchorage, or columns/piers.

11. The evaluation of fasteners/nails to determine sizing and specification per building codes
12. The evaluation of existing shear wall bracing.
13. Determining if and when shear wall bracing is required.
14. The evaluation of the requirements per wind load codes.
15. The evaluation of the energy code requirements and sealing.
16. The evaluation of fire safety code requirements.
17. The evaluation of life safety code requirements.
18. The evaluation of handicap accessibility requirements.

.1107 PRE-DRY WALL : EXTERIOR

I. The home inspector shall inspect where installed and or completed:

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 applicable 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.

II. The Pre-Drywall inspection does not include:

1. Verification and/or identification of manufacturer names and/or brands.
2. The evaluation and or verification of installation details for specific siding manufacturers.
3. The evaluation and or verification of installation details for specific window manufacturers.
4. The evaluation and or verification of installation details for specific door manufacturers.
5. The verification of the requirements or the presence of safety glazing in doors and windows;
6. The verification of completed building systems and component conformity to building design and or plans.
7. The evaluation and or verification of installation details for specific house wrap manufacturers.
8. The verification of building codes.

.1108 PRE-DRY WALL : ROOFING

I. The home inspector shall inspect when installed at the time of the inspection:

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.

II. The home inspector shall:

1. Describe the type of roof covering materials when installed at the time of the inspection; and
2. Report the methods used to inspect the roofing.

III. The Pre-Drywall inspection does not include:

1. Walk on the roofing; or
2. Inspect attached accessories including solar systems, antennae, and lightning arrestors.
3. The evaluation and or verification of installation details for specific roof covering manufacturers.
4. The evaluation and or verification of installation details for specific skylight manufacturers.
5. The verification of completed building systems and component conformity to building design and or plans.
6. The verification of building codes.

.1109 Pre-Dry Wall : PLUMBING

I. The home inspector shall inspect when installed at the time of the inspection:

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.

II. The home inspector shall describe when installed at the time of the inspection:

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, and location; and
4. The location of any main water supply shutoff device.

III. The home inspector is not required to:

1. Verification and/or identification of manufacturer names and/or brands.
2. The evaluation and or verification of installation details for specific manufacturers.
3. The verification of completed building systems and component conformity to building design and or plans.
4. The verification of building code requirements.
5. Verify absence or presence of anti-siphon devices;
6. Verify absence or presence of water hammer prevention devices;
7. Determine whether water supply and waste disposal systems are public or private;
8. Verify the presence of automatic safety controls;
9. 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, except as to functional flow and functional drainage;
 - (G) Swimming pools;
 - (H) Solar water heating equipment; or
10. Inspect the system for proper sizing, design, or use of proper materials.

.1110 Pre-Dry Wall ELECTRICAL

I. The home inspector shall inspect when installed at the time of the inspection:

1. Electrical service entrance conductors;
2. Electrical service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
3. Amperage and voltage ratings of the electrical service panel and distribution panels;
4. The placement and general workmanship of the installed electrical boxes for receptacles and fixtures.
5. General workmanship of the panel and conductor installation.
6. Installation of fire caulking in wall to floor penetrations.

II. The home inspector shall describe when installed at the time of the inspection:

1. Stage of Installation
2. Electrical service amperage and voltage;
3. Electrical service entry conductor materials;
4. The electrical service type as being overhead or underground; and
5. The location of main and distribution panels.

III. The Pre-Drywall inspection does not include the inspection of :

1. Completed building systems and component for conformity to building design, plans, and/or verification of building codes.
2. Low voltage systems;
3. Security systems and heat detectors;
4. Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;
5. Built-in vacuum equipment;
6. Back up electrical generating equipment; or
7. Other alternative electrical generating or renewable energy systems such as solar, wind or hydro power.

.1111 Pre-Dry Wall: HEATING

I. The home inspector shall inspect permanent heating systems when installed at the time of the inspection 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 plan for each habitable space.

II. The home inspector shall describe when installed at the time of the inspection:

1. Stage of Installation
2. Energy source; and
3. Heating equipment and distribution type.

III. The pre-dry wall inspection does not include:

1. Verification and/or identification of manufacturer names and/or brands.
2. The evaluation and or verification of installation details for specific manufacturers.
3. The verification of completed building systems and component conformity to building design and or plans.
4. The verification of building code requirements.
5. The verification of system sizing or residential load requirements.

.1112 Pre-Dry Wall : AIR CONDITIONING

I. The home inspector shall inspect when installed at the time of the inspection:

1. Central air conditioning and through-the-wall installed cooling systems including:
 - (A) Cooling and air handling equipment; and
 - (B) Normal operating controls.
2. 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 plan for each habitable space.

II. The home inspector shall describe when installed at the time of the inspection:

1. Energy sources; and
2. Cooling equipment type.

.1113 Pre-Dry Wall : INTERIORS

I. The home inspector shall inspect:

1. A representative number of windows when installed.
2. General condition and workmanship of steps, stairs and balconies.

II. 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.

III. The home inspector is not required to:

1. Verify room size or over all specified square footage.
2. Verify framing heights for specific floor coverings
3. The evaluation and or verification of installation details such as flashings for specific window manufacturers.
4. Verify building code requirements.

.1114 Pre-Dry Wall : INSULATION AND VENTILATION

I. The home inspector shall inspect when installed at the time of the inspection:

1. Insulation and vapor retarders in unfinished spaces;
2. Ventilation of attics and foundation areas;
3. Rough sources for kitchen, bathroom, and laundry venting systems; and

II. The home inspector shall describe when installed at the time of the inspection:

1. Insulation in unfinished spaces; and
2. The absence of insulation in unfinished space at conditioned surfaces.

III. The home inspector is not required to report on:

1. Concealed insulation and vapor retarders; or
2. Venting equipment that is integral with household appliances.
3. The evaluation and or verification of installation details for specific insulation types and/or manufacturers.
4. The verification of building codes.
5. The verification of R value requirements.
6. The verification of R values of installed insulation.