



Home Inspection Quick Reference

Based on NC/SC Home Inspector Standards of Practice

What Inspectors MUST Inspect

Inspectors are required to visually examine and report on the following systems:

- 🏠 Roofing – coverings, flashing, chimneys, gutters, downspouts.
- 🧱 Exterior – siding, trim, windows, doors, decks, porches, grading.
- 🪟 Interior – walls, ceilings, floors, windows, doors, stairs, railings.
- ⚡ Electrical – service drop, panels, breakers/fuses, outlets, switches, visible wiring.
- 💧 Plumbing – water supply, fixtures, drains, water heaters, sump pumps.
- ❄️ HVAC – heating & cooling systems, distribution, thermostats.
- 🏠 Attic, Crawlspace, Basement – insulation, ventilation, structural components.
- 🏗️ Structure – foundation, framing, columns, beams, floors, roof structure.
- 🚗 Garage/Carport – doors, safety features, structure.
- 🔔 Safety – smoke detectors, carbon monoxide alarms (where required).
- 🔥 Fireplaces & Solid Fuel Burning Appliances – basic operation, visible components.

What Inspectors MAY Inspect

(Discretionary or Limited Scope – Not Always Required)

- 🌳 Site Conditions – fences, outbuildings (not required).
- 🔧 Optional Systems – if accessible, some inspectors may also look at pools, spas, irrigation, or detached buildings (not required by NC/SC SOP).
- 👉 Always check with the inspector in advance if you need extra services.

✗ What Inspectors CANNOT Do

(Outside the Scope of a Standard Home Inspection)

🚫 Not Included by Standards of Practice:

- 💰 Determine value, lifespan, or warranty of systems.
- 🧪 Environmental Testing – radon, mold, asbestos, lead paint, water quality (may be offered separately).
- 🔧 Code Compliance or Permits – not a building code inspection.
- 🏗️ Intrusive/Destructive Testing – no cutting, drilling, dismantling.
- 🔧 Repairs – inspectors don't perform repairs during inspection.
- ⚖️ Legal/Insurance Opinions – can't guarantee future performance or liability.
- 🐛 Pest Inspections – termites/wood-destroying insects require a licensed pest inspector. (may be offered separately).

Key Takeaway for Agents

A home inspection is a snapshot in time based on visible, accessible conditions. It's not a guarantee—but it is a critical tool to help buyers make informed decisions.

