

**11 NCAC 08 .1110        ELECTRICAL**

- (a) The home inspector shall inspect:
  - (1) electrical service entrance conductors;
  - (2) electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;
  - (3) amperage and voltage ratings of the electrical service;
  - (4) branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported;
  - (5) the operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;
  - (6) all readily accessible 120V receptacles within six feet of interior plumbing fixtures, not separated from a fixture by an operable door, and all receptacles in the garage or carport, and on the exterior of inspected structures; and
  - (7) the operation of ground fault circuit interrupters within six feet of the floor/ground.
- (b) The home inspector shall describe:
  - (1) electrical service amperage and voltage;
  - (2) electrical service entry conductor materials at the readily openable access panels at the main;
  - (3) the electrical service type as being overhead or underground; and
  - (4) the location of main and distribution panels.
- (c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.
- (d) The home inspector shall report in writing the presence or absence of readily accessible:
  - (1) installed smoke alarms, and operate their test function, except when smoke alarms are part of a central alarm system;
  - (2) installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, except when carbon monoxide alarms are part of a central alarm system; and
  - (3) ground fault protection of receptacles within six feet of interior plumbing fixtures not separated from a fixture by an operable door, and all receptacles in the garage or carport, on the exterior of inspected structures.
- (e) The home inspector is not required to:
  - (1) insert any tool, probe, or testing device inside the panels;
  - (2) test or operate any arc-fault circuit interrupters or other overcurrent devices;
  - (3) dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or
  - (4) Inspect:
    - (A) low voltage systems;
    - (B) security systems and heat detectors;
    - (C) telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;
    - (D) built-in vacuum equipment;
    - (E) back up electrical generating equipment;
    - (F) other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;
    - (G) battery or electrical automotive charging systems;
    - (H) electrical systems to swimming pools or spas, including bonding and grounding; or
    - (I) elevators or related equipment used for the purpose of transporting occupants or materials between elevations.

*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;  
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Amended Eff. September 1, 2013; February 1, 2007; April 1, 2005;  
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*Amended Eff. October 1, 2024.*