

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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Readopted Eff. October 1, 2018;*

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