

G.S. 150B-21.3A Report for 11 NCAC 08, Section .1000, .1100, .1200 and .1300									
Agency - Home Inspector Licensure Board									
Comment Period - March 3, 2017 - May 3, 2017									
Date Submitted to APO - Filled in by RRC staff									
Subchapter	Rule Section	Rule Citation	Rule Name	Date and Last Agency Action on the Rule	Agency Determination [150B-21.3A(c)(1)a]	Implements or Conforms to Federal Regulation [150B-21.3A(e)]	Federal Regulation Citation	Public Comment Received [150B-21.3A(c)(1)]	Agency Determination Following Public Comment [150B-21.3A(c)(1)]
	SECTION .1000 - N.C. HOME INSPECTOR LICENSURE BOARD	11 NCAC 08 .1001	OFFICERS	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1003	PERSONS AND PRACTICES NOT AFFECTED	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1004	EQUIVALENT EXPERIENCE	Amended Eff. April 1, 2010	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1005	RECIPROCITY	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1006	INSURANCE REQUIREMENTS	Amended Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1007	EXAMINATION	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1008	APPLICATIONS FOR LICENSES	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1009	DISPLAY OF LICENSE	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1010	APPEALS OF DENIALS	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1011	FEE SCHEDULE	Amended Eff. October 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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		11 NCAC 08 .1012	SUSPENSION OF AUTHORITY TO EXPEND FUNDS	Eff. April 1, 2013	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1020	DEFINITIONS	Amended Eff. October 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1021	PROGRAM STRUCTURING AND ADMISSION REQUIREMENTS	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1022	PROGRAM SPONSORS	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1023	APPLICATION FOR PROGRAM SPONSOR APPROVAL	Eff. October 1, 2011	Necessary without substantive public interest	No		Yes	Necessary without substantive public interest
		11 NCAC 08 .1024	COURSE REQUIREMENTS	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1025	COURSE COMPLETION STANDARDS	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1026	COURSE SCHEDULING	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1027	TEXTBOOKS	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1028	COURSE COMPLETION REPORTING	Eff. October 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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	SECTION .1100 - N.C. HOME INSPECTOR STANDARDS OF PRACTICE AND CODE OF ETHICS	11 NCAC 08 .1101	DEFINITIONS	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1102	STANDARDS OF PRACTICE	Eff. July 1, 1998	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1103	PURPOSE AND SCOPE	Amended Eff. October 1, 2014	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1104	GENERAL LIMITATIONS	Amended Eff. October 1, 2010	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1105	GENERAL EXCLUSIONS	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1106	STRUCTURAL COMPONENTS	Amended Eff. April 1, 2005	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1107	EXTERIOR	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1108	ROOFING	Amended Eff. April 1, 2005	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1109	PLUMBING	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1110	ELECTRICAL	Amended Eff. September 1, 2013	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1111	HEATING	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1112	AIR CONDITIONING	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1113	INTERIORS	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest

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		11 NCAC 08 .1114	INSULATION AND VENTILATION	Amended Eff. February 1, 2007	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1115	BUILT-IN KITCHEN APPLIANCES	Amended Eff. April 1, 2005	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
		11 NCAC 08 .1116	CODE OF ETHICS	Amended Eff. May 1, 2013	Necessary with substantive public interest	No		Yes	Necessary with substantive public interest
	SECTION .1200 - N.C. HOME INSPECTOR DISCIPLINARY ACTIONS	11 NCAC 08 .1201	DEFINITIONS	Amended Eff. October 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1202	COMPLAINTS	Amended Eff. February 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1204	INVESTIGATION	Amended Eff. February 1, 2014	Necessary without substantive public interest	No		Yes	Necessary without substantive public interest
		11 NCAC 08 .1205	DISCIPLINARY HEARING	Amended Eff. February 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1206	PRESIDING OFFICER	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1207	PREHEARING CONFERENCE	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1208	CONSENT AGREEMENT	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1209	FINAL BOARD ORDER	Eff. July 1, 1998	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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	SECTION .1300 - HOME INSPECTOR CONTINUING EDUCATION	11 NCAC 08 .1301	DEFINITIONS	Amended Eff. October 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1302	CONTINUING EDUCATION REQUIRED FOR RENEWAL OF ACTIVE LICENSE	Amended Eff. October 1, 2014	Necessary with substantive public interest	No		No	Necessary with substantive public interest
		11 NCAC 08 .1303	INACTIVE LICENSE	Amended Eff. January 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1304	COURSE REQUIREMENTS	Amended Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1305	ATTENDANCE REQUIREMENTS	Amended Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1306	EXTENSIONS OF TIME	Amended Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1307	DENIAL OR WITHDRAWAL OF CREDIT	Amended Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1309	UPDATE COURSE COMPONENT	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1310	APPLICATION FOR ORIGINAL APPROVAL OF UPDATE COURSES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1311	CRITERIA FOR APPROVAL OF UPDATE COURSE SPONSOR	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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		11 NCAC 08 .1312	STUDENT FEE FOR UPDATE COURSES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1313	NATURE AND SCOPE OF APPROVAL OF UPDATE COURSE INSTRUCTORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1314	APPLICATION AND CRITERIA FOR ORIGINAL APPROVAL OF UPDATE COURSE INSTRUCTORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1315	RENEWAL OF APPROVAL OF UPDATE COURSE INSTRUCTORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1316	DENIAL OR WITHDRAWAL OF APPROVAL OF UPDATE COURSE INSTRUCTORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1317	REQUEST FOR VIDEO OF UPDATE COURSE INSTRUCTORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1318	ELECTIVE COURSE COMPONENT	Amended Eff. October 1, 2014	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1319	APPLICATION FOR ORIGINAL APPROVAL OF AN ELECTIVE COURSE	Amended Eff. February 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1320	CRITERIA FOR ELECTIVE COURSE APPROVAL	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1321	ELECTIVE COURSE SUBJECT MATTER	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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		11 NCAC 08 .1322	ELECTIVE COURSE INSTRUCTORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1323	ELECTIVE COURSE CREDIT HOURS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1324	REQUEST FOR VIDEO OF AN ELECTIVE COURSE	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1325	STUDENT FEES FOR ELECTIVE COURSES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1326	ELECTIVE COURSE INSTRUCTIONAL DELIVERY METHODS	Amended Eff. January 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1327	GENERAL SPONSOR ELIGIBILITY REQUIREMENTS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1328	SPONSOR NAME	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1329	SPONSOR ADVANCE APPROVAL REQUIRED	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1330	CONTINUING EDUCATION COORDINATOR	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1331	COURSE COMPLETION REPORTING	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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		11 NCAC 08 .1332	PER STUDENT FEE	Amended Eff. February 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1333	CHANGE IN SPONSOR OWNERSHIP	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1334	SPONSOR CHANGES DURING APPROVAL PERIOD	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1335	COURSE RECORDS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1336	RENEWAL OF COURSE AND SPONSOR APPROVAL	Amended Eff. February 1, 2011	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1337	DENIAL OR WITHDRAWAL OF APPROVAL OF COURSE OR COURSE SPONSOR	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1338	SCHEDULING	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1339	MINIMUM CLASS SIZE	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1340	NOTICE OF SCHEDULED COURSES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1341	ADVERTISING; PROVIDING COURSE INFORMATION	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest

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		11 NCAC 08 .1342	CLASSES OPEN TO ALL LICENSEES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1343	CLASSROOM FACILITIES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1344	STUDENT CHECK-IN	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1345	INSTRUCTOR REQUIREMENTS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1346	MONITORING ATTENDANCE	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1347	STUDENT PARTICIPATION STANDARDS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1348	SOLICITATION OF STUDENTS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1349	CANCELLATION AND REFUND POLICIES	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1350	COURSE MONITORS	Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest
		11 NCAC 08 .1351	ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	Amended Eff. July 18, 2002	Necessary without substantive public interest	No		No	Necessary without substantive public interest

Agency	Rule	Name	Type of Comment	Comment	Agency Response	RRC Staff Recommendation	RRC Determination [150B-21.3A(c)(2)]
NC Home Inspector Licensure Board	11 NCAC 08 .1023	APPLICATION FOR PROGRAM SPONSOR APPROVAL	Public Coment as defined in G.S. 150B-21.3A(a)(5)	As written this rule currently fails to specify requirements for field training materials and field training instructors. Item .1023 should be modified or changed to ensure that field training hours are supported by training plans similar to academic specifications stated in .1023 (d) and conducted by instructors that have met criteria outlined by the NCHILB similar to in .1322 ELECTIVE COURSE INSTRUCTORS, .1324 REQUEST FOR VIDEO OF AN ELECTIVE COURSE and .1326 ELECTIVE COURSE INSTRUCTIONAL DELIVERY METHODS item (c).	The Board has the authority to set requirements for continuing education instructors under G.S. 143-151.64(e)(2). Requirements for field training are set out in 11 NCAC 08.1021(2). In the past, the Board has proposed a rule change to specify requirements for field instructors; however, RRC objected to the rule for lack of statutory authority.	Select One	Select One

Agency	Rule	Name	Type of Comment	Comment	Agency Response	RRC Staff Recommendation	RRC Determination [150B-21.3A(c)(2)]
NC Home Inspector Licensure Board	11 NCAC 08 .1101	DEFINITIONS	Public Coment as defined in G.S. 150B-21.3A(a)(5)	The definitions list should include a definition of the word “Harmful” to ensure that consumers understand the inspection focus of the terminology is toward damaging conditions that could result in harm to system and components of the home. This definition is needed to protect the public from an incorrect interpretation that could lead to the understanding that home inspectors are looking for conditions that could be considered harmful to personal health or wellbeing.	This comment has merit and will be considered for future rule changes.	Select One	Select One
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	The definitions should include a definition of the word “Abnormal” to ensure that consumers understand the inspection focus of the terminology is toward damaging conditions that could result in harm to system and components of the home. This definition is needed to protect the public from an incorrect interpretation that could lead to the understanding that home inspectors are looking for conditions that could be considered harmful to personal health or wellbeing.	This comment has merit and will be considered for future rule changes.		

Select One

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NC Home Inspector Licensure Board	11 NCAC 08 .1102	STANDARDS OF PRACTICE	Public Coment as defined in G.S. 150B-21.3A(a)(5)	The term associate inspector should be removed, program terminated.	Agree. Associate Home Inspector program sunset by Session Law 2009-509.	Select One	Select One

Agency	Rule	Name	Type of Comment	Comment	Agency Response	RRC Staff Recommendation	RRC Determination [150B-21.3A(c)(2)]
NC Home Inspector Licensure Board	11 NCAC 08 .1103	PURPOSE AND SCOPE	Public Coment as defined in G.S. 150B-21.3A(a)(5)	In the rules section of the licensure act the “Summary Page” that is outlined by G.S. 143-151.58(a1), is referred to as the “summary”. In most situations, the “Summary Page” is not a page in the report, it is a section consisting of multiple pages. This rule section could use two improvements, 1) An addition or modification of the terminology to clarify that although written in the Statute as “Summary Page” the requirements of G.S. 143-151.58(a1) are satisfied in a Summary Section. 2) An addition or modification of the terminology to define the wording “Describe” as required in G.S 143-151.58 (a1) to require D.D.I.D as listed in .1103 (b) (3)(D).	(1) G.S. 143-151.58(a1) refers to the summary page, not summary. 11 NCAC 08.1103 (b)(3) requires the inspector to submit "a written report and summary, pursuant to G.S. 143-151.58(a1)." This rule is consistent with the statute. The summary may be more than one page depending on the conditions of the house inspected. (2) G.S. 143-151.58(a1) does not require DDID in the summary. Therefore, the Board does not have the statutory authority to require DDID in the summary.	Select One	Select One

Agency	Rule	Name	Type of Comment	Comment	Agency Response	RRC Staff Recommendation	RRC Determination [150B-21.3A(c)(2)]
NC Home Inspector Licensure Board	11 NCAC 08 .1105	GENERAL EXCLUSIONS	Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to protect the public from misconceptions related to home inspection services and health related issues: Item .1105 (b) (7) which mentions environmental hazardous in a list that begins with the word “including” should be modified to specifically state the word “Mold” as a supplement or clarification to the existing word toxins.	This comment has merit.	Select One	Select One
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1105 (b) should include a new or supplemental item to specify a general exclusion of house energy ratings (HER), insulation R values and system/component efficiencies.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1105 (b) should include a new item to specify a general exclusion related to window /door failed hermetic seals.	This comment has merit.		

Agency	Rule	Name	Type of Comment	Comment	Agency Response	RRC Staff Recommendation	RRC Determination [150B-21.3A(c)(2)]
NC Home Inspector Licensure Board	11 NCAC 08 .1109	PLUMBING	Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the scope of the home inspection reporting requirements for “describe”, Item .1109 (b) (3) should be modified to include the scope of modern water heating systems such as tankless centralized and point-of-use water heating systems.	Rule is adequate as written. This comment does not have merit.	Select One	Select One
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (d) and or .1109 (d) (1) should include a modification of this item to specify that the standard of practice does not require the home inspector to determine the absence or presence of anti-siphon devices. Example: .1109 (d) (1) (d) The home inspector is not required to: (1) State the requirement and or effectiveness of anti-siphon	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection and limit property damage, Item .1109 (d) and or .1109 (d) (5) should include a new item to specify a general exclusion of testing or verification of fixture overflow devices and shower pan liners. Example: .1109 (d) (5) (d) The home inspector is not required to: (5) Inspect: (I) Fixture overflow devices or shower pan liners	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (d) should include a new item to specify a general exclusion related to thermal expansion tanks for the hot water unit, specifically that the standard of practice does not require the home inspector to determine when expansion tanks are required / not required or to report absence / presence. Example: .1109 (d) (d) The home inspector is not required to: Report on the absence or presence of thermal expansion tanks for water heating system.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (d) should include a new item to specify a general exclusion of verification of the adequacy of the water heater reported volume or capacity. Example: .1109 (d) (d) The home inspector is not required to: Report on the adequacy of the reported water heater capacity.	This comment is already covered by 11 NCAC 08.1105(b)(2).		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (d) (6) should be modified to clarify “proper materials”. Proper materials: such as NSF approved materials and or ASTM approved materials per code listings. In general the current statement is too general and open to interpretation.	This comment does not have merit.		

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			Public Coment as defined in G.S. 150B-21.3A(a)(5)	The current rules do not warn the consumer of the limitations of the home inspection related to hot water temperature safety issues for children/ elderly that may be of concern to the consumer but not a requirement of the home inspection. In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (d) should include a new item to specify a general exclusion related to the measurement of hot water temperature for the purpose of determining if burn hazards are present. Example: .1109 (d) (d) The home	This issue is already covered by 11 NCAC 08.1101(28) and .1104(a). This comment does not have merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (5) (f) should include a modification or an interpretation provided to define the term “bathroom spa” to clarify if the operation of standard tubs equipped with air jet typically considered as a fixture or appliance is included in this limitation as written. Would a home inspector be held responsible for the verification of the operation of a whirlpool or air jet tub feature in a bathroom tub?	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1109 (d) should include a new item to specify a general exclusion of testing or verification of the presence of backflow devices. Example: .1109 (d) (d) The home inspector is not required to: Report on the absence or presence of backflow devices for the waste and water supply systems.	This comment has merit.		

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NC Home Inspector Licensure Board	11 NCAC 08 .1110	ELECTRICAL	Public Coment as defined in G.S. 150B- 21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, the wording for .1110 (d) should include fireplaces to protect consumers and reflect the wording of the North Carolina Building Code: Residential	This comment has merit.	Select One	Select One
			Public Coment as defined in G.S. 150B- 21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1110 (e) (4) should include a modification to specify a general exclusion for battery and or electrical automotive charging systems.	This comment has merit.		
			Public Coment as defined in G.S. 150B- 21.3A(a)(5)	Item .1110 (e) (3) uses the terminology “auxiliary distribution panels” when inspection requirements in section .1110 (a) (2) uses “distribution panels.” The NEC defines panelboards but not distribution or auxiliary distribution panel. The rule should clarify the wording or conform to standard language in the NEC.	This comment has merit.		

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NC Home Inspector Licensure Board	11 NCAC 08 .1111	HEATING	Public Coment as defined in G.S. 150B-21.3A(a)(5)	Rule .1111 (a) (1) implies that the inspector should remove air handler covers to review the return air fans, please clarify if it is the Boards intent that home inspectors should open air handlers to view fan and interior coils.	This comment has merit.	Select One	Select One
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the home inspection service to fully protect the Consumer, Rule .1111 (c) should reflect seasonal operational.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the home inspection service to fully protect the Consumer, the standard of practice should require a “Report Method” statement to define the method of Inspection for the heating systems, especially gas and oil appliances.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the specific requirements for home inspection procedures related to the removal of access panels, the procedural statement .1111 (d) needs to be rewritten in that access panels specified for maintenance is era and manufacturer dependent. There is no way for the home inspector to identify which panels should be removed to meet the duties of the SOP without specific research and prior knowledge. One suggestion would be to require panel removal whenever site glass or inspection window is not present in the panel door of the burner chamber.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	Consider deleting item .1111(d) due to the obscure nature of maintenance panel identification. Replace .1111 (d) with a requirement to “Report” the method used to inspect the heating system in which the inspector would clearly inform the consumer whether or not the access panels were removed as part of the home inspection.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	In order to provide an understanding of the limitation and scope of the home inspection, Item .1111 (e) (1) should include a modification to reflect the seasonal operation and goals of determining if a system is functioning as intended in addition to concerns related to possible systems damage.	This item is already covered in Rule .1111(e)(1)		

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NC Home Inspector Licensure Board	11 NCAC 08 .1112	AIR CONDITIONING	Public Coment as defined in G.S. 150B-21.3A(a)(5)	Maintenance panels are identified or specified differently depending on the manufacturer and era of manufacture. This inspection requirement is not clearly defined. Consider deleting item .1112(d) due to the obscure nature of maintenance panel identification. Consider replacing .1112 (d) with a requirement to “Report” the method used to inspect the heating system in which the inspector would clearly inform the consumer whether or not the access panels were removed as part of the home inspection.	This comment has merit.	Select One	Select One
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	Modify .1112(d) to clarify what panels specifically would be required for removal.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	Statement .1112 (a) (2) (A) implies that the inspector should remove air handler covers to review the return air fans, please clarify if it is the Boards intent that home inspectors should open air handlers to view fans and interior coils.	This comment has merit.		
			Public Coment as defined in G.S. 150B-21.3A(a)(5)	Statement .1112 (c) should reflect seasonal operational. In order to provide an understanding of the limitation and scope of the home inspection, Item .1111 (c) should include a modification to reflect the seasonal operation and goals of determining if a system is functioning as intended in addition to concerns related to possible systems damage.	This comment has merit.		