



ALLIED HOME INSPECTION

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RESIDENTIAL REPORT

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06/30/2025



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TABLE OF CONTENTS

1: Inspection Details	5
2: Roofing/Chimneys/Roof Structure and Attic	6
3: Basement, Foundation, Crawlspace & Structure	10
4: Heating and Cooling	12
5: Electrical	14
6: Plumbing	19
7: Built-in Appliances	25
8: Doors, Windows & Interior	27
9: Exterior	33
10: North Carolina General Exclusions	37

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATIONS



IMMEDIATE ATTENTION
ITEM

- ⊖ 2.3.1 Roofing/Chimneys/Roof Structure and Attic - Coverings: Damage Noted
- 🔧 2.5.1 Roofing/Chimneys/Roof Structure and Attic - Roof Drainage Systems: Service Needed
- 🔧 2.7.1 Roofing/Chimneys/Roof Structure and Attic - Exhaust Systems: Loud When On
- 🔧 3.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Cracked Concrete
- ⊖ 4.8.1 Heating and Cooling - Presence of Installed Heat Source in Each Room: No Heat Source
- ⊖ 5.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Electrical Repairs Recommended
- ⚠️ 5.6.1 Electrical - Smoke Detectors: Missing Smoke Detector(s)
- ⚠️ 5.7.1 Electrical - Carbon Monoxide Detectors: Missing Carbon Monoxide Detector
- 🔧 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Plunger Does Not Work
- 🔧 6.2.2 Plumbing - Drain, Waste, & Vent Systems: Damaged Toilet
- ⊖ 6.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion
- 🔧 8.2.1 Doors, Windows & Interior - Windows: Repairs Recommended
- 🔧 8.4.1 Doors, Windows & Interior - Walls: Cosmetic Defects
- 🔧 8.5.1 Doors, Windows & Interior - Ceilings: Gaps
- ⊖ 9.1.1 Exterior - Siding, Flashing & Trim: Damaged Siding/Trim
- ⊖ 9.4.1 Exterior - Decks, Balconies, Porches & Steps: Repairs Recommended
- ⊖ 9.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading

1: INSPECTION DETAILS

Information

Building

Furnished, Occupied

In Attendance

Home Owner, Pets Present

Type of Building

Single Family

Weather Conditions

Partly Cloudy, Over 80 Degrees

2: ROOFING/CHIMNEYS/ROOF STRUCTURE AND ATTIC

		IN	NI	NP	R
2.1	Structure	X			
2.2	Skylights, Chimneys & Other Roof Penetrations	X			
2.3	Coverings	X			X
2.4	Flashings	X			
2.5	Roof Drainage Systems	X			X
2.6	Attic Insulation	X			
2.7	Exhaust Systems	X			X
2.8	Attic Ventilation			X	
2.9	Attic Access			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method Roof and Attic **Roof Type/Style**

Ground, Binoculars, Pole Camera Gable

Structure : Structure Type

Stick Framed, Unknown, Not Visible

Flashings: Material

Aluminum, Unknown, Not Visible, Rubber

Roof Drainage Systems: Gutter

Material
Aluminum

Attic Insulation: Insulation Type

Batt, Fiberglass, Unknown, Not Visible

Exhaust Systems: Exhaust Fans

Fan with Light

Attic Ventilation: Ventilation Type

None Found

Attic Access: Access Type

No access, No Attic

Coverings: Material

Metal



Coverings: Metal Roofing Fasteners

Are recommended to be inspected periodically to prevent future leaks. Consult with a roofing contractor for evaluation and maintenance when needed. This is for your information.



Entire roof.

Flashings: Sealant

Sealant around flashings and roof penetrations may need periodic maintenance. Consult with a handyman or roofing contractor to evaluate and correct where needed for preventative maintenance. This is for your information.



Limitations

General

ROOF LIMITATIONS

The roof was only inspected from the ground/ladder and not walked due to a steep pitch and/or no safe access. Consider consulting with a roofing professional to evaluate further for a more thorough inspection if desired. This is for your information.

Structure

COVERED STRUCTURE

I am unable to visibly inspect the covered portions of the roof structure due to the obstruction. Consult with a roofing contractor for further evaluation.

Flashings

FLASHING(S) NOT VISIBLE

Some flashings on the structure are not visible or accessible for inspection. This is for your information.

Recommendations

2.3.1 Coverings

DAMAGE NOTED



on the roof covering. These areas may be more prone to potential leaks. Consult with roofing contractor to evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



Back left. Cleaning also recommended.

2.5.1 Roof Drainage Systems

SERVICE NEEDED

 Maintenance Item

for the gutter system to promote proper drainage. Consult with a gutter professional for a full evaluation of the gutters and repair or replace as necessary.

Recommendation

Contact a qualified gutter contractor



Downspout not connected at ground, back right.



Damage noted / cleaning recommended, back left.

2.7.1 Exhaust Systems

LOUD WHEN ON

 Maintenance Item

Exhaust vent was loud when on. Consult with a handyman to repair or replace as desired.

Recommendation

Contact a qualified handyman.



Main floor bathroom.

3: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
3.1	Foundation	X			X
3.2	Basements & Crawlspace	X			
3.3	Floor Structure	X			
3.4	Wall Structure	X			
3.5	Moisture Barrier	X			
3.6	Ventilation	X			
3.7	Visible Floor Insulation	X			

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Information

Inspection Method

Covered Floor System, Entered

Foundation: Material

Concrete, Slab on Grade

Floor Structure: Material

Unknown, Not Visible

Floor Structure: Sub-floor

Unknown, Not Visible

Floor Structure: Basement/Crawlspace Floor

Concrete, Slab

Floor Structure: Girder Support

Unknown

Wall Structure: Material

Unknown

Ventilation: Ventilation Type

Windows

Visible Floor Insulation : Insulation Type

Unknown, Not Visible

Limitations

General

COVERED FLOOR SYSTEM

The floor system and/or slab foundation is covered which prevented a visual inspection of the floor system, foundation, insulation, plumbing water and drain lines, and electrical connections.

Foundation

COVERED FOUNDATION

Areas of the foundation are covered/finished which prevented a full inspection of the structure for any possible defects. This is for your information.

Floor Structure

PARTIALLY COVERED

Floor structure partially covered. Area behind covering was not inspected.

Wall Structure

WALL STRUCTURE LIMITATIONS

There was no access to the wall structure due to the wall covering. I was unable to visibly inspect the entire wall structure of the house.

Recommendations

3.1.1 Foundation



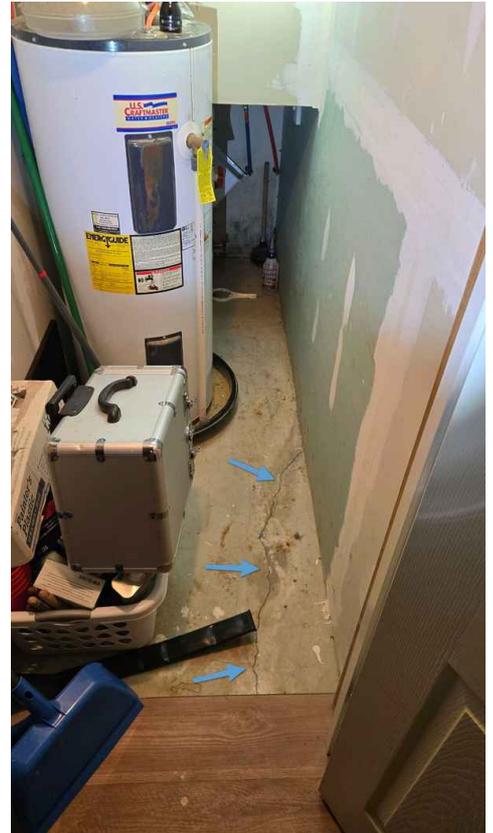
Maintenance Item

CRACKED CONCRETE

noted on the slab. Consider sealing to monitor for significant movement. Consult with a structural engineer if needed for evaluation and proceed as directed.

Recommendation

Recommend monitoring.



Basement.

4: HEATING AND COOLING

		IN	NI	NP	R
4.1	Cooling Equipment			X	
4.2	Heating Equipment			X	
4.3	Normal Operating Controls			X	
4.4	Distribution Systems			X	
4.5	Vents, Flues & Chimneys			X	
4.6	Fireplace, Woodstove, Hearth	X			
4.7	Gas/LP Firelogs & Fireplaces	X			
4.8	Presence of Installed Heat Source in Each Room			X	X

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Information

Cooling Equipment: Brand

Not Present

Cooling Equipment: Energy Source/Type

None

Cooling Equipment: Filter Location and Type

None

Heating Equipment: Brand

Not Present

Heating Equipment: Energy Source

None

Heating Equipment: Heat Type

None

Heating Equipment: Filter Type/Location

None

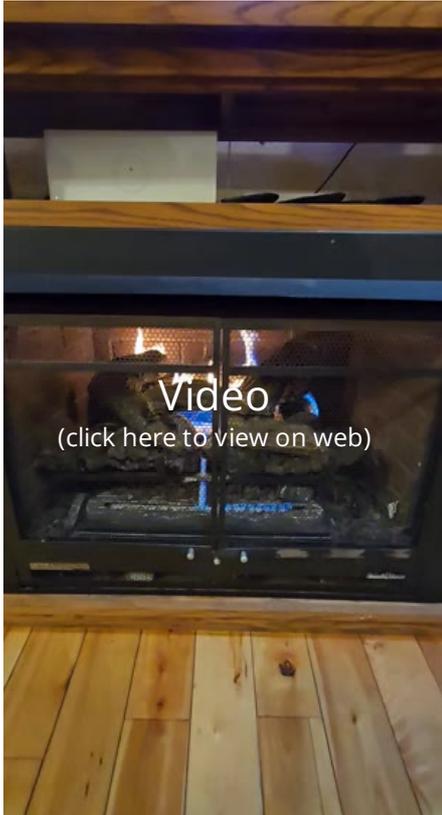
Distribution Systems: Ductwork

None

Fireplace, Woodstove, Hearth: Type

Non-vented, Propane

Gas/LP Firelogs & Fireplaces: Log Picture



Cooling Equipment: Window/Portable A/C

units are not considered as part of an permanently installed HVAC system and may be considered personal property. Window A/C units were not tested at the time of the inspection. This is for your information.



Recommendations

4.8.1 Presence of Installed Heat Source in Each Room

NO HEAT SOURCE

found in one or more rooms. Consult with a HVAC contractor to evaluate and repair as needed.

Recommendation

Contact a qualified HVAC professional.



5: ELECTRICAL

		IN	NI	NP	R
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			
5.4	Lighting Fixtures, Switches & Receptacles	X			X
5.5	GFCI & AFCI	X			
5.6	Smoke Detectors	X			X
5.7	Carbon Monoxide Detectors			X	X

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Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground, 120 Volts,
Aluminum, 240



Main & Subpanels, Service & Grounding, Main Overcurrent

Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Non-metallic "Romex"

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Laundry Room



Limitations

General

GENERATOR/SOLAR PANEL NOT INSPECTED

Including electrical panels and associated components connected to these systems. These items are not part of the residential home inspection and require a licensed electrical contractor to properly inspect the unit(s). These units often require routine maintenance to function as desired. Consider consulting with an electrical contractor to evaluate the unit further as needed for maintenance.



Branch Wiring Circuits, Breakers & Fuses

BREAKERS OFF

at the time of the inspection. I do not engage breakers that are in the off or tripped position as it is a liability. Consult with an electrical contractor to evaluate these circuits before engaging.



Lighting Fixtures, Switches & Receptacles

OUTLET LIMITATIONS

I was unable to access all of the electrical outlets/receptacles due to obstructions and/or personal items blocking access. This is for your information.

Lighting Fixtures, Switches & Receptacles

UNEXPLAINED WALL SWITCH(S)

Unexplained wall switch(s) noted. I was unable to determine what circuit the switch(s) are designated for or what they power. Consult with an electrical contractor to determine if desired.



Basement.

Recommendations

5.4.1 Lighting Fixtures, Switches & Receptacles

ELECTRICAL REPAIRS RECOMMENDED

on one or more outlets/wall switches/fixtures around the property. Consult with a handyman or an electrical contractor for further evaluation of the entire electrical system and repair where advised to prevent future damage and/or reduce the likelihood of being shocked.

Recommendation

Contact a qualified electrical contractor.





Recommend covers for all exterior outlets.



Light / fan not working, master bedroom.



Light not working, Loft closet. Try replacing bulb first.



Cover recommended, basement.

5.6.1 Smoke Detectors

MISSING SMOKE DETECTOR(S)

 Immediate Attention Item

Missing installed smoke detectors noted on the property. Consult with a handyman or qualified professional to evaluate and replace where needed for safety.

Recommendation

Contact a handyman or DIY project



Master Bedroom.



Loft.

5.7.1 Carbon Monoxide Detectors

**Immediate Attention Item****MISSING CARBON MONOXIDE DETECTOR**

I was unable to locate a carbon monoxide detector in the areas of the interior with gas appliances which is a safety concern. This is a DIY project or consult with a handyman for service.

Recommendation

Recommended DIY Project

6: PLUMBING

		IN	NI	NP	R
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Showers & Tubs	X			
6.5	Hot Water Systems, Controls, Flues & Vents	X			X
6.6	Fuel Storage & Distribution Systems	X			
6.7	Sump Pump			X	

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Information

Filters

Sediment Filter, Whole house conditioner

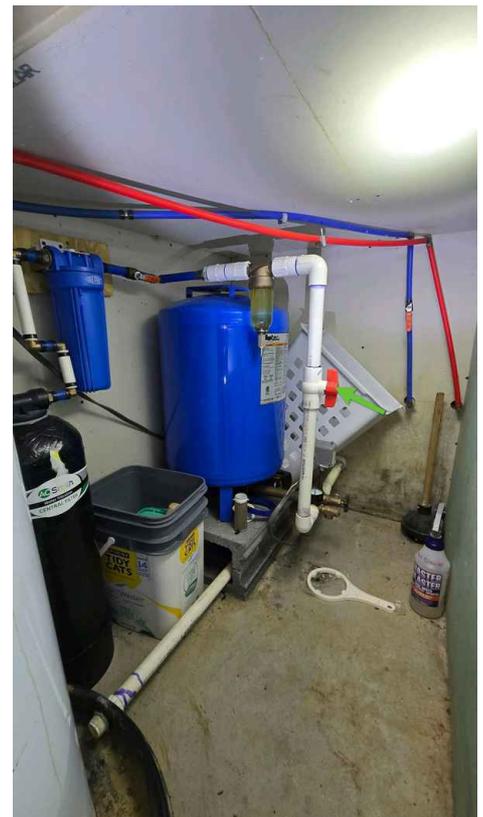
Water Source

Well

Main Water Shut-off Device:

Location

Basement, Closet, Under the Stairs



Drain, Waste, & Vent Systems: Material

PVC, Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex, Unknown

Water Supply, Distribution Systems & Fixtures: Entry Water Supply Material

PVC, Unknown

Showers & Tubs: Tub Jets Video



Hot Water Systems, Controls, Flues & Vents: Manufacturer US Craftmaster



For your information.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement, Under the Stairs

Bathroom Pictures



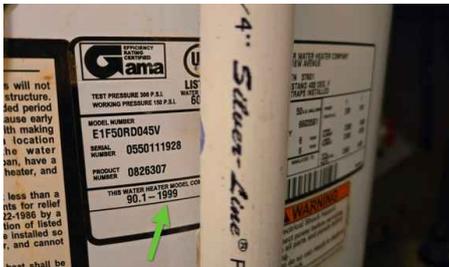
Well System Found

This home appears to have a well used as a water source. These systems are recommended to be inspected and maintained regularly to ensure proper function. Consult with a qualified inspector or well service contractor for further evaluation as needed.



Hot Water Systems, Controls, Flues & Vents: Aging Water Heater

The water heater is aging but working during the inspection. Consider budgeting for additional maintenance costs and/or future replacement.



Hot Water Systems, Controls, Flues & Vents: Water Heater Temperature

The water heater(s) is producing temperatures of 110-125 degrees which is an indication that it is working properly. This is for your information only.



Fuel Storage & Distribution Systems: Main Fuel Shut-off Location At Tank



Closeup for context.

Limitations

General

PLUMBING LIMITATIONS

I was unable to inspect all plumbing supply lines and drains due to the floor structure being covered.

General

POOLS/HOT TUBS

are not a part of a standard home inspection. Consult with a pool company or qualified professional to evaluate these systems as needed.



Recommendations

6.2.1 Drain, Waste, & Vent Systems

PLUNGER DOES NOT WORK



Plunger(s) not working. Consult with a handyman or plumbing contractor to correct if desired.

Recommendation

Contact a qualified plumbing contractor.



Missing, main floor.



Loft bathroom.



Stuck closed, basement.

6.2.2 Drain, Waste, & Vent Systems

DAMAGED TOILET



noted in the house. Consult with a plumbing contractor to evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Loose on base, basement.

6.5.1 Hot Water Systems, Controls, Flues & Vents

 Recommendations

CORROSION

Corrosion noted at the water heater. Any corrosion or damage to a water heater can compromise the efficiency and safety of the appliance. Consult with a plumbing contractor to evaluate further and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



7: BUILT-IN APPLIANCES

		IN	NI	NP	R
7.1	Dishwasher	X			
7.2	Built-In Refrigerator	X			
7.3	Range/Oven/Cooktop	X			
7.4	Garbage Disposal	X			
7.5	Built-in Microwave	X			
7.6	Dryer Type	X			
7.7	Range Hood	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand

Frigidaire

Built-In Refrigerator: Brand

Not Present, Frigidaire

Range/Oven/Cooktop:

Range/Oven Energy Source

Propane



Range/Oven/Cooktop:

Range/Oven Brand

Frigidaire

Garbage Disposal: Manufacture

Badger

Built-in Microwave: Manufacture

Frigidaire

Dryer Type: Dryer Type

Electric, Flexible Metal Duct

Range Hood: Vent Type

Recirculate, Frigidaire

Kitchen Pictures



Dryer Type: Washer/Dryer Not Inspected

The washer and dryer appliances are not part of the inspection as they are not considered built-in appliances. Only a visual inspection of the dryer hook-up and dryer duct are inspected. Consult with an appliance professional for any repairs if needed.

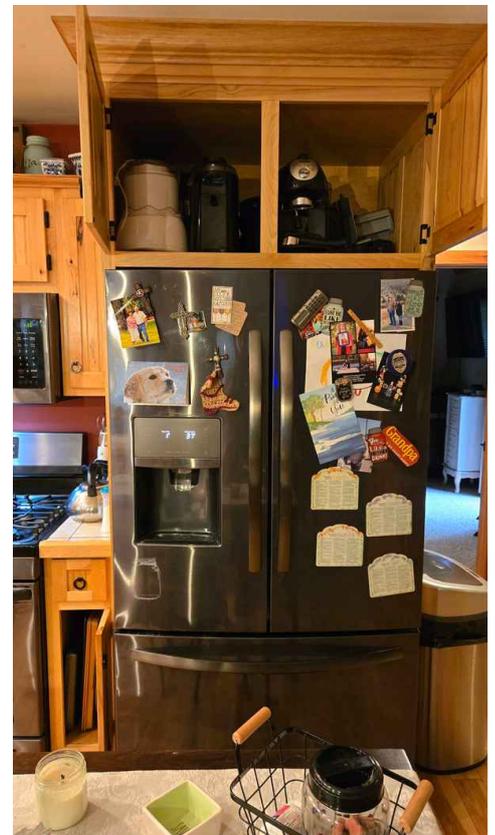


Limitations

Built-In Refrigerator

NOT INSPECTED

Non Built-In Refrigerators are not part of the residential inspection as they are not considered Built-In appliances and are personal property. Refrigerator(s) were not moved to inspect the area and any electrical or plumbing that is connected to the unit. Consult with an appliance professional for repairs if needed.



8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
8.1	Doors	X			
8.2	Windows	X			X
8.3	Floors	X			
8.4	Walls	X			X
8.5	Ceilings	X			X
8.6	Countertops & Cabinets	X			
8.7	Steps, Stairways & Railings	X			

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Information

Doors: Material

Solid, Wood, Hollow Core

Floors: Floor Coverings

Hardwood, Rug, Tile, Carpet,
Laminate, Concrete

Countertops & Cabinets:

Countertop Material

Tile

Windows: Window Type

Single-hung, Fixed

Walls: Wall Material

Textured, Drywall, Tile, Paneling,
Wood

Countertops & Cabinets:

Cabinetry

Wood, Laminate

Windows: Window Manufacturer

Unknown

Ceilings: Ceiling Material

Textured, Drywall, Wood, Ceiling
Tiles

Room Pictures





Steps, Stairways & Railings: Spiral Stairs

are not recommend because of the short treads, which could be a fall hazard. Consult with a general contractor to evaluate and correct if desired. This is for your information.



Limitations

General

OBSTRUCTION

Some areas of the property were obstructed with personal items. I am unable to inspect blocked areas or areas in use for any possible defects that may be present. This is for your information.

Doors

DOORS LOCKED

One or more doors were locked at the time of the inspection. I was unable to inspect the area for any defects.



Windows

COULD NOT ACCESS

Some windows on the interior for testing the overall operation due to obstruction or height. Consult with a window professional for a more thorough inspection if desired.

Ceilings

DROP CEILINGS

Drop ceiling tiles were not removed at the time of the inspection as they're prone to being damaged when disturbed. This is for your information.

**Recommendations**

8.2.1 Windows

REPAIRS RECOMMENDED

on one or more windows around the home. Consult with a window professional for further review of all of the windows in the home and repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.





Failed seals, multiple areas.



Missing screen, kitchen.

8.4.1 Walls

COSMETIC DEFECTS

INTERIOR OF STRUCTURE

noted in multiple areas of the interior of the house/structure. Consider consulting with a drywall contractor or a handyman to evaluate the interior further and correct where needed if desired.

Recommendation

Contact a qualified professional.



Maintenance Item



Laundry room.

8.5.1 Ceilings

GAPS

found in the home. This is not recommended as it can allow conditioned air to escape and allow access to wiring and plumbing. Consult with a carpentry contractor to evaluate and repair as needed.

Recommendation

Contact a qualified carpenter.



Maintenance Item



Loft.

9: EXTERIOR

		IN	NI	NP	R
9.1	Siding, Flashing & Trim	X			X
9.2	Exterior Doors	X			
9.3	Walkways, Patios & Driveways	X			
9.4	Decks, Balconies, Porches & Steps	X			X
9.5	Eaves, Soffits & Fascia	X			
9.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
9.7	Spigot(s)	X			

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Information

Siding, Flashing & Trim: Siding Style

Board & Batton, Stone

Exterior Doors: Exterior Entry Door

Fiberglass, Glass, Wood

Walkways, Patios & Driveways: Driveway Material

Gravel, Asphalt

Decks, Balconies, Porches & Steps: Material

Wood, Stone, Metal, Concrete, Unknown

Siding, Flashing & Trim: Siding Material

Wood, Adhered Stone



Vegetation, Grading, Drainage & Retaining Walls: Retaining Walls

may need periodic inspections and maintenance to help protect the integrity of the structure. This is for your information.



Multiply areas.

Limitations

General

OUTBUILDING(S)/DETACHED STRUCTURES

are not a part of standard home inspection and was not inspected, unless otherwise stated. An inspection of an outbuilding or other unattached feature is recommended especially if it has utilities. We do offer these inspections as an ancillary service.



Recommendations

9.1.1 Siding, Flashing & Trim

DAMAGED SIDING/TRIM



noted on the exterior. This will continue to deteriorate until corrected. Consult with a handyman or siding professional for evaluation of all of the siding and correcting where needed to prevent further damage.

Recommendation

Contact a qualified siding specialist.



Carpenter bee damage, multiple areas.



Wasp nest, front porch.



Wasp/Yellow Jacket nests, multiple areas.



Carpenter bee/general damage, front right.



Missing siding, damaged siding, wasp nest, back.

9.4.1 Decks, Balconies, Porches & Steps

REPAIRS RECOMMENDED



on the deck. Consult with a decking contractor or a general contractor for further evaluation of the deck system and correct where needed to prevent further damage and for safety.

Recommendation

Contact a qualified general contractor.



Fall hazard, front.



Joist hangers recommended, front.



Railing recommended, back.



Baluster spacing may exceed recommended width, multiple areas.

9.6.1 Vegetation, Grading, Drainage & Retaining Walls



Recommendations

NEGATIVE GRADING

noted on the exterior which can lead to several unfavorable conditions. There may be multiple options to correct this issue. Consult with a landscaping contractor or grading contractor for further evaluation and proceed as directed to promote proper drainage.



Front right.

Recommendation

Contact a qualified landscaping contractor

10: NORTH CAROLINA GENERAL EXCLUSIONS

Information

Attention!

As home inspectors, we are guided by a Standards of Practice, of which we use for all of our inspection services, as applicable. The following section is a list of general exclusions set forth for home inspectors in the North Carolina Standards of Practice. These serve as a basic guideline of what is not included in our inspections. A home inspection is not technically exhaustive and only provides preliminary information. This inspection is not a substitute for more invasive inspections by licensed contractors. Please take the time to review the following exclusions before presenting questions or concerns.

.1105 GENERAL EXCLUSIONS:

(a) Home inspectors are not required to report on:

- (1) Life expectancy of any component or system;
- (2) The causes of the need for a repair;
- (3) The methods, materials, and costs of corrections;
- (4) The suitability of the property for any specialized use;
- (5) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions;
- (6) The market value of the property or its marketability;
- (7) The advisability or inadvisability of purchase of the property;
- (8) Any component or system that was not inspected;
- (9) The presence or absence of pests such as wood damaging organisms, rodents, or insects; or
- (10) Cosmetic damage, underground items, or items not installed; or
- (11) The presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule.

(b) Home inspectors are not required to:

- (1) Offer warranties or guarantees of any kind;
- (2) Calculate the strength, adequacy, or efficiency of any system or component;
- (3) Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons;
- (4) Operate any system or component that is shut down or otherwise inoperable;
- (5) Operate any system or component that does not respond to normal operating controls;
- (6) Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- (7) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- (8) Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- (9) Determine House Energy Ratings (HER), insulation R values, system or component efficiencies;
- (10) Inspect heat recovery and similar whole house ventilation systems;
- (11) Predict future condition, including failure of components;
- (12) Project operating costs of components;
- (13) Evaluate acoustical characteristics of any system or component;
- (14) Inspect equipment or accessories that are not listed as components to be inspected in this Section; or
- (15) Disturb insulation, except as required in Rule .1114 of this Section.

(c) Home inspectors shall not:

- (1) Offer or perform any act or service contrary to law; or
- (2) Offer or perform engineering, architectural, plumbing, electrical, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license. In that case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond this Section and perform additional inspections beyond those within the scope of the Standards of Practice.