



NOTICE OF TEXT [Authority G.S. 150B-21.2(c)]

OAH USE ONLY

VOLUME:

ISSUE:

CHECK APPROPRIATE BOX:

- Notice **with** a scheduled hearing
 Notice without a scheduled hearing
 Republication of text. Complete the following cite for the volume and issue of previous publication, as well as blocks 1 - 4 and 7 - 14. If a hearing is scheduled, complete block 5.
Previous publication of text was published in Volume: Issue:

1. Rule-Making Agency:

Home Inspector Licensure Board

2. Link to agency website pursuant to G.S. 150B-19.1(c):

<https://www.ncosfm.gov/about/rules-and-legislative-reports/rules#HomeInspectorsLicensureBoard-4076>

3. Proposed Action -- Check the appropriate box(es) and list rule citation(s) beside proposed action:

ADOPTION:

11 NCAC 08 .1117

AMENDMENT:

11 NCAC 08 .1006; 11 NCAC 08 .1101; 11 NCAC 08 .1106; 11 NCAC 08 .1204

REPEAL:

READOPTION with substantive changes:

READOPTION without substantive changes:

REPEAL through READOPTION:

4. Proposed effective date: June 1, 2026

5. Is a public hearing planned? Yes No

If yes: **Public Hearing date:** March 10, 2026

Public Hearing time: 10:00am

Public Hearing location: Office of the State Fire Marshal
1429 Rock Quarry Road
Raleigh, NC 27610

6. If no public hearing is scheduled, provide instructions on how to demand a public hearing:

7. Explain Reason For Proposed Rule(s):

The Board is amending 11 NCAC 08 .1006 and .1204 to clarify and modernize existing requirements related to insurance compliance and the complaint investigation process, including aligning rule language with current Board practices and statutory authority. The Board is amending 11 NCAC 08 .1106 to clarify the characteristics (e.g., location of access points) of underfloor crawl spaces and attics that must be included in a home inspection report. The Board is also adopting the new Rule 11 NCAC 08 .1117 to establish standards of practice for pre-drywall inspections in order to provide regulatory clarity, promote consistency in practice, and protect consumers. The Board is amending 11 NCAC 08 .1101 to add definitions of terms used in 11 NCAC 08 .1117.

8. Procedure for Subjecting a Proposed Rule to Legislative Review: If an objection is not resolved prior to the adoption of the rule, a person may also submit written objections to the Rules Review Commission. If the Rules Review Commission receives written and signed objections in accordance with G.S. 150B-21.3(b2) from 10 or more persons clearly requesting review by the legislature and the Rules Review Commission approves the rule, the rule will become effective as provided in G.S. 150B-21.3(b1). The Commission will receive written objections until 5:00 p.m. on the day following the day the Commission approves the rule. The Commission will receive those objections by mail, delivery service, hand delivery, or facsimile transmission. If you have any further questions concerning the submission of objections to the Commission, please call a Commission staff attorney at 984-236-1850.

Rule(s) is automatically subject to legislative review. Cite statutory reference:

9. The person to whom written comments may be submitted on the proposed rule(s):

Name: Kyle Heuser

Address:

1429 Rock Quarry Road
Raleigh, NC 27610

Phone (optional): 919.647.0100

Fax (optional):

E-Mail (optional): OSFM.rulemaking@ncdoi.gov

10. Comment Period Ends: April 17, 2026

11. Fiscal impact. Does any rule or combination of rules in this notice create an economic impact? Check all that apply.

- State funds affected
- Local funds affected
- Substantial economic impact (≥\$1,000,000)
- Approved by OSBM
- No fiscal note required

12. Rule-making Coordinator:

Kyle Heuser

Phone: 919.647.0100

E-Mail:

OSFM.Rulemaking@ncdoi.gov

Additional agency contact, if any:

Joseph Starling

Phone: 919.397.6159

E-mail:

joseph.starling@ncdoi.gov

13. The Agency formally proposed the text of this rule(s) on

Date: January 9, 2026

14. Signature of Agency Head* or Rule-making Coordinator:



Typed Name: Kyle Heuser

Title: Rulemaking Coordinator

**If this function has been delegated (reassigned) pursuant to G.S. 143B-10(a), submit a copy of the delegation with this form.*