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Things That *Do* Come Up On A Home Inspection

1. Smoke and CO detectors are not installed or placed in the correct areas.
2. Water heater needs to be strapped properly and a sediment trap needs to be installed properly. Having a pan under the water heater is encouraged. If you have a tankless water heater, the inspector will recommend descaling.
3. Broken or compromised windows.
4. Lights are inoperable and cover plates are missing or broken.
5. GFI outlets are not installed near water sources.
6. HVAC systems are not functioning properly. Freon levels are low, temperature readings aren't testing in normal ranges. Systems are end of life.
7. Filters throughout house are dirty and need replacement.
8. Doors are not opening or closing properly.
9. Stair railings are loose or too low.
10. Fireplace damper clip is not present.
11. Fireplace gas not function properly.
12. Cracked grout in bathrooms, kitchen, and flooring.
13. Refrigerator coil has not been cleaned out.
14. Faucets are loose and the hot and water lines are swapped.
15. Kitchen cooktop burners are not operational. Missing knobs at cooktop.
16. Garbage disposal is not operational and/or not working properly.
17. Air gap missing at kitchen counter. A dishwasher air gap prevents dirty water from flowing into the dishwasher as well as out of it during a wash cycle.
18. Cabinets and drawers aren't opening and/or closing properly.
19. Oven is dirty and buttons/knobs aren't legible.
20. Water dispenser in refrigerator is not operational.
21. Ice maker in refrigerator not operational.
22. Beverage refrigerators not operational. Mold and mildew present (look under sinks, washer/dryer, dishwashers, refrigerators, etc.)
23. Water pressure is either too high or too low. Water pressure regulator needs adjusting or replacement.
24. Shower diverter not operating properly.
25. Shower head not operating properly, mineral deposit present.
26. Cracked grout at shower and bathroom countertops.
27. Toilets are loose and need to be secured properly.
28. Cracked roof tiles and/or stains in attic or ceiling.
29. Testing Popcorn ceiling for asbestos will be recommended.
30. Fire sprinkler caps are missing.
31. Imperfection in ceilings will be noted in report. Home Inspector will advise further investigation.
32. Proper safety sensors at garage door are inoperable and/or not present.
33. There is no fire rated door from the house to the garage. Doggie doors compromise fire rated door rating. Fire rated garage door does not automatically close.
34. Broken or cracked truss in attic and insufficient ventilation in attic.
35. Insulation is ripped or torn.
36. Radon gas in area.
37. Roof gutters are full of debris.
38. Evidence of pests in attic and/or in eaves or other areas of the property.
39. Fences are not stable, are leaning, or need replacement. Garden gates don't latch or align properly.
40. Trees are overgrown and need trimming.
41. The soil on the exterior of the home is too high up on the weep screed.
42. Pool equipment not functioning properly (pump, cartridges, motor, fountain feature) and pool structure (water leaks, coping, not level etc).

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Things That *Don't* Come Up On A Home Inspection



1. Imperfections in paint and flooring.
2. Cosmetic defects.
3. Dirty grout, knobs, door handles, garage door button, lighting cover plates.
4. Functionality of window treatments.
5. Under carpets and rugs will not be checked.
6. BBQ ignitor and functionality.
7. Garden sprinklers and lighting.
8. Fountain functionality.
9. Exterior patio heaters, fire pits, fireplace.
10. Landscape drainage.
11. Diseased plants and trees.
12. Local codes and permits will not be quoted or checked.
13. Traffic noise and other nuisances will not be evaluated.
14. Home Owners Association facilities and details.
15. Local School Ratings.



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