



# THINGS THAT DO COME UP ON A HOME INSPECTION

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- 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. Fireplace gas not function properly.
- 11 Cracked grout in bathrooms, kitchen, and flooring.
- 12 Refrigerator coil has not been cleaned out.
- 13 Faucets are loose and the hot and water lines are swapped.
- 14 Kitchen cooktop burners are not operational. Missing knobs at cooktop.
- 15 Garbage disposal is not operational and/or not working properly.
- 16 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.
- 17 Cabinets and drawers aren't opening and/or closing properly.
- 18 Oven is dirty and buttons/knobs aren't legible.
- 19 Water dispenser in refrigerator is not operational.
- 20 Ice maker in refrigerator not operational.
- 21 Beverage refrigerators not operational.
- 22 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. Cracked grout at shower and bathroom countertops.
- 26 Toilets are loose and need to be secured properly.
- 27 Cracked roof tiles and/or stains in attic or ceiling.
- 28 Testing Popcorn ceiling for asbestos will be recommended.
- 29 Fire sprinkler caps are missing.
- 30 Imperfection in ceilings will be noted in report. Home Inspector will advise further investigation.
- 31 Proper safety sensors at garage door are inoperable and/or not present.
- 32 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.
- 33 Broken or cracked truss in attic and insufficient ventilation in attic. Insulation is ripped or torn.
- 34 Radon gas in area.
- 35 Roof gutters are full of debris.
- 36 Evidence of pests in attic and/or in eaves or other areas of the property.
- 37 Fences are not stable, are leaning, or need replacement. Garden gates don't latch or align properly.
- 38 Trees are overgrown and need trimming.
- 39 The soil on the exterior of the home is too high up on the weep screed.
- 40 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.



*If you have any questions about your home inspection, don't hesitate to reach out!*

*Audra Lambert*

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