

Things that come up on a home inspection

Four-Point Issues

- Roof condition and age
- Stains in attic or ceilings
- Broken trusses
- Plumbing leaks, inoperative valves, unacceptable pipes
- Hot and cold water swapped
- Shower diverter not functional
- Water heater installed properly, function and age
- Electrical outlets, wiring and electrical panel
- Missing or broken cover plates
- GFI outlets near water sources
- HVAC function and condition, cleanliness and age
- Dirty filters
- Torn or missing insulation

Safety Issues

- Smoke and CO2 detectors
- Stair railings loose or not correct height
- Dishwasher not secured
- Range not secured
- Mold and mildew present
- Toilets not secured properly
- Garage door safety sensors inoperative or not present
- Door between garage and house not fire-rated, does not automatically close
- Fireplace function and cleanliness



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Other Issues

- Broken or inoperable windows
- Lights operable
- Doors not opening and closing properly
- Cracked grout, especially in kitchen and bathrooms
- Refrigerator coil dirty
- Ice dispenser and/or water dispenser not working
- Beverage refrigerators not functional
- Range burners not operating, missing knobs
- Oven dirty
- Garbage disposal noisy or inoperable
- Bathroom vents disposal noisy or inoperable
- Dishwasher drain line installed incorrectly
- Cabinet doors and drawers not opening and closing properly
- Water pressure too high or too low
- Cracked grout in shower or counter tops
- Imperfections in flooring
- Ceiling imperfections
- Insufficient insulation
- Insufficient attic insulation
- Radon gas in area
- Roof gutters full of debris
- Evidence of pests or rodents
- Fences not stable or need replacement
- Trees overgrown and need trimming
- Pool equipment not functioning properly, leaks and age
- Landscape irrigation and lighting functional
- Outdoor fireplace functional
- Landscape drainage
- Diseased plants and trees
- Permits will be checked

**If you have any questions, just ask!
We're always happy to help.**



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