



## **Gold Key Home Inspections Limitations, Exceptions & Exclusions To a Home Inspection**

### **Limitations**

- ❖ An inspection is not technically exhaustive.
- ❖ An inspection will not identify concealed or latent defects.
- ❖ An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- ❖ An inspection will not determine the suitability of the property for any use.
- ❖ An inspection does not determine the market value of the property or its marketability.
- ❖ An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- ❖ An inspection does not determine the life expectancy of the property or any components or systems therein.
- ❖ An inspection does not include items not permanently installed.
- ❖ These Standards of Practice apply only to homes with four or fewer dwelling units.

### **Exclusions**

The inspectors are not required to determine:

- ❖ Property boundary lines or encroachments.
- ❖ The condition of any component or system that is not readily accessible.
- ❖ The service life expectancy of any component or system.
- ❖ The size, capacity, BTU, performance, or efficiency of any component or system.
- ❖ The cause or reason of any condition.
- ❖ The cause for the need of repair or replacement of any system or component.
- ❖ Future conditions.
- ❖ The compliance with codes or regulations.
- ❖ The presence of evidence of rodents, animals or insects.
- ❖ The presence of mold, mildew or fungus.
- ❖ The presence of air-borne hazards.
- ❖ The presence of birds.
- ❖ The presence of other flora or fauna.
- ❖ The air quality.
- ❖ The existence of asbestos.
- ❖ The existence of environmental hazards.
- ❖ The existence of electro-magnetic fields.
- ❖ The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- ❖ Any hazardous waste conditions.
- ❖ Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- ❖ Operating costs of systems.
- ❖ Replacement or repair cost estimates.
- ❖ The acoustical properties of any systems.
- ❖ Estimates of how much it will cost to run any given system.



The inspectors are not required to operate:

- ❖ Any system that is shut down.
- ❖ Any system that does not function properly.
- ❖ Or evaluate low voltage electrical systems such as, but not limited to: phone lines, cable lines, antennae, lights, remote controls.
- ❖ Any system that does not turn on with the use of normal operating controls.
- ❖ Any shut off valves or manual stop valves.
- ❖ Any electrical disconnect or over current protection devices.
- ❖ Any alarm systems.
- ❖ Moisture meters, gas detectors or similar equipment.

The inspectors are not required to:

- ❖ Move any personal items or other obstructions, such as, but not limited to: throw rugs, furniture, floor or wall coverings, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, foliage, and pets.
- ❖ Dismantle, open, or uncover any system or component.
- ❖ Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- ❖ Enter crawlspaces or other areas that are unsafe or not readily accessible.
- ❖ Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- ❖ Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- ❖ Inspect decorative items.
- ❖ Inspect common elements or areas in multi-unit housing.
- ❖ Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- ❖ Offer guarantees or warranties.
- ❖ Offer or perform any engineering services.
- ❖ Offer or perform any trade or professional service other than home inspection.
- ❖ Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- ❖ Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- ❖ Determine the insurability of a property.
- ❖ Perform or offer Phase 1 environmental audits.
- ❖ Inspect on any system or component which is not included in these standards.