

DIRECT HOME INSPECTIONS, LLC
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Greg Bruce, Owner ~ Inspector

The home inspection agreement you are presented to sign along with the Arizona Board of Technical Registration's Standards of Professional Practice, SOP (referenced in the inspection agreement) both outline the home inspection process.

This one page document is an addendum to the agreement and is intended to provide an easier to understand outline of what to expect from a home inspection:

THE BASICS OF A HOME INSPECTION

Inspection Purpose: A home inspection is an objective examination of the systems and structure of a home. It is a snapshot of the condition of the home on that day only; be aware that the home's conditions can change at any moment. Your home inspector is a generalist and is not acting as an expert in any one area. If a problem is discovered, further evaluation by a licensed professional in that area may be recommended.

Inspection Scope and Limitations: The home inspection report does not provide a guarantee or warranty that all defects will be discovered. The inspection is concerned with readily visible/accessible conditions. The goal is to determine if the systems and components are performing without apparent major deficiencies. The inspection is not intended to be all encompassing, code compliant, technically exhaustive, invasive or destructive. It is not within the scope of this inspection to determine the remaining life of any of the home's components. Reporting of minor deficiencies or cosmetic defects is not the intent of this inspection; If such conditions are reported, it is as a courtesy only. If certain conditions are mentioned, verbally or in the report, it is not meant to imply that there are not other unreported conditions. Included in the inspection are the following: structure, roof (some roofs are inspected from ground with binoculars and/or from a ladder without walking them), electrical, plumbing, heating, cooling, attic and general exterior & interior components. Basic operational testing of built-in kitchen appliances is performed; evaluation of other controls/features is not performed. Free standing appliances are inspected at the discrepancy of the inspector as time permits. Evaluation is of the primary premises including garages, carports, porches, patios and decks. This inspection does not include evaluation of other structures and outbuildings. Inaccessible areas are defined as being concealed by; walls, ceilings, floors, insulation, appliances, furnishings, locks, stored goods, automobiles, vegetation, etc. The inspector is not required to enter areas with temperatures above 120 degrees F., where headroom is less than three (3) feet, or that may contain conditions or materials that could be hazardous. The inspection is limited to what can readily be detected during a short time frame; the duration of the inspection of a typical home is 4 hours. It is impossible to find every defect and deficiency during an inspection, therefore additional defects/deficiencies should be anticipated during ownership of the property. Utilities that are turned off, weather conditions or other conditions which are beyond the control of the inspector and may affect and limit the inspection.

Inspection Exclusions: The following are among items not covered in the home inspection: environmental hazards, private well & septic systems, landscape irrigation, landscape lighting, pools, hot tubs, roof heat tape, fire sprinklers, solar heating, solar hot water systems, central vacuums, TV antennas, TV cable, intercoms, telephone wiring, and alarm systems. Any concealed components including: insulation, wiring, pipes, chimney flus, buried fuel tanks, subsurface soil conditions. The adequacy or condition of earth tie downs for manufactured/mobile homes. Code compliance: building and zoning adherences, easements.