



What Our Inspectors Check During a Typical Home Inspection

Our Inspectors are typically at each property for a minimum of three hours. What do we do during those three hours? We are all over the home... From attic to roof to crawl spaces and much more... here is what we check...

All Arizona home inspections must follow the state inspection standards. AZ Property Inspections not only follows the standards but exceeds them as can be seen in the list below. If applicable and visible at the time of the inspection, we **observe** and **report** on the following items:

Site – Drainage, grade, vegetation, driveway, walkways, fence, gates, check the water meter for movement, patio, porch, retaining walls, deck, step, handrails, firepit and exterior fireplace. *Ancillary items such as in-ground drainage systems, fountains and sheds are not part of this inspection.*

Structure – Foundations, wall structures, columns, trim, chimney and crawlspaces. *Cosmetic issues are not part of an Arizona home inspection and are not reported on.*

Attic – Framing, sheathing, insulation, ventilation, electric, HVAC and ducts. *Attics are an important part of the inspection since they provide a wealth of information about the house. The inspectors make every effort to access the attic.*

Roof – Condition of the material, flashings, skylights and drainage systems. Roof access is done whenever it is physically possible. *A prediction of remaining roof life is not part of the inspection as is the underlayment evaluation since most times it cannot be seen.*

Garage – Garage door, door opener, fire separation, walls/ceiling, slab and cabinets. *Our inspectors make every effort to operate and access all parts of the garage. Occupied homes do present a degree of limitation due to the owners belongings.*

Laundry – Washer valves, dryer connections, dryer vent/cap, sink and cabinets. *Laundry appliances, connections, drains and vents are not operated during an Arizona home inspection. General observations of the above are reported on.*

Plumbing – Meter/supply line, main valve, pressure, distribution piping, hose bibs, anti-siphon devices, wasting piping/vents, sump/ejector pumps, gas system, water heater/connections and type of material used. *Functional flow and drainage is evaluated as are of this inspection.*

HVAC – Type of heating/cooling system, operation, connections, condensate, thru the wall systems, distribution, filters, registers, thermostats, and evaporative coolers. *We operate all HVAC systems but heat pumps are temperature dependent and are operated to the best of our abilities.*

Electric – Panels, service entrance, overcurrent protection, arc fault breakers, GFCI's, distribution system, lighting and switches/outlets. *We test all accessible outlets, ceiling fans and installed lights.*

Interior – Exterior/interior doors, doorbell, closet doors, windows, walls/ceilings, floors, smoke detectors, counters/cabinets, stairs/railings, fireplace, ceiling fans and wet bar. *We operate all windows and doors that are not blocked by furnishings. Window treatments and the lifting of carpeting/rugs are part of this inspection.*

Kitchen – Cabinets/counters, sink/faucet/drain, disposal, dishwasher, range/oven, venting and ancillary appliances. *We operate all of the above but stored items under the kitchen sink may limit the inspection.*

Bathrooms – Cabinets/counters, sinks/faucets/drains, tub/shower faucets/drains, shower/tub surrounds/enclosures, whirlpool tubs, toilets, ventilation, bidet and medicine cabinet. *Leak testing of shower pans are not part of this inspection.*

Pool/Spa – Child safe provisions, interior finish, deck/coping, pumps/motors, filter, piping/valves, pressure gauge, aerator, electric, lights, auto cleaning system, fill system, heater, blower, drain covers, diving board, ladders/railings, slides, solar system, covers and exterior showers. *This is considered a general review of the above and specific valves are not operated during this inspection. For a more in-depth review, you may want to contact a pool expert in addition to reviewing all local, county and state regulations regarding pool and spa safety requirements.*

*If you have any questions on our protocol, please give us a shout at 480-283-5642
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