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Home Inspection Standards of Practice

Purpose of the Home Inspection

The purpose of a home inspection is to provide you—the buyer—with a professional, unbiased evaluation of the property's condition at the time of inspection. My goal is to identify significant issues that may affect safety, functionality, or the integrity of the home's systems and components.

A home inspection is a **limited visual evaluation**, not a prediction of future performance. The inspection represents my professional opinion based on what can be seen and safely accessed on the day of the inspection.

Home Inspectors are Not Code Inspectors

Home Inspectors are **not municipal code officials**. We do not enforce local building codes or regulations, nor do we have the authority to require any repairs or corrections.

Our observations may note items that were compliant with codes at the time of construction but may now be considered **unsafe or improper** by current standards. These observations are made for your awareness and safety.

Not Part of the Real Estate Contract

Home Inspectors operate independently from the Real Estate transaction. We are **not parties to the sales contract** and have **no authority** over negotiations, repairs, or purchase decisions.

My obligation is **solely to you, the buyer**, to provide clear, factual information about the home so you can make informed choices with your Real Estate agent.

Areas of Focus

During the inspection, all accessible major systems and components are evaluated within the following framework:

1. **Is it safe?**
Are there hazards that could harm occupants or damage property?
 2. **Is it working properly or functioning as intended?**
Does the system or component operate as designed?
 3. **Is it broken or damaged?**
Is there visible deterioration, improper installation, or other conditions affecting performance or reliability?
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Your Role as the Buyer

The inspection is a tool to help you make informed decisions. I encourage you to attend the inspection, ask questions, and review the report carefully. Use this information with your Real Estate professional to determine what steps, if any, you wish to take before closing.



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What the Inspection Includes

A general home inspection typically includes visual evaluation of:

- Structural components (foundation, framing, visible roof structure)
- Roofing materials and drainage systems
- Exterior walls, doors, windows, and trim
- Interior walls, ceilings, floors, and stairways
- Heating and cooling systems (HVAC)
- Electrical system components (panels, outlets, visible wiring)
- Plumbing supply and drain systems
- Attic and visible insulation
- Crawl spaces and basements
- Built-in kitchen appliances

What the Inspection Does Not Include

To ensure clarity, the following items are **beyond the scope** of a standard home inspection:

- Recreational and specialty systems such as solar panels, pools, spas, security systems, etc.
- Environmental testing (mold, radon, asbestos, lead, etc.)
- Cosmetic issues, paint, flooring finish, or minor wear and tear
- Hidden or inaccessible areas (behind walls, under insulation, inside pipes)
- Code compliance, permits, or zoning issues
- Warranties, guarantees, or estimates of remaining life expectancy
- Specialized testing or evaluations (such as structural engineering, HVAC diagnostics, or pest inspections) may be recommended when appropriate.

The purpose of clarity, the following terms may be used by the inspector:

- A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.
- A major defect is a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace.
- A minor defect is a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.
- A cosmetic defect is a superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.



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Summary

A Home Inspector's responsibility is to **observe, identify, and report** conditions that may impact safety, functionality, or integrity, and not to enforce codes or predict future failures. My mission is to help you understand your potential new home as clearly as possible so you can make confident, well-informed decisions.

Date

Buyer's Signature

Buyer's Signature

Home Inspector's Signature
