



Ron Bowes
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Purpose of the Inspection

The purpose of a home inspection is to provide a professional, unbiased evaluation of the property's condition at the time of inspection. The goal is to identify significant issues that may affect safety, function, or integrity.

The inspection is a **limited visual evaluation** based on what is accessible and visible on the day of inspection. It is **not a prediction of future performance**.

Scope & Limitations

I understand that:

- The inspection is limited to **readily accessible areas and systems**
- Concealed, inaccessible, or hidden conditions are not included

This includes, but is not limited to:

- Sewer lines and underground systems
 - Concealed ductwork or plumbing
 - Areas blocked by furniture, debris, insulation, or finishes
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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 systems (panels, outlets, visible wiring)
 - Plumbing supply and drain systems
 - Attic, insulation, crawl spaces, and basements
 - Built-in kitchen appliances
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What the Inspection Does NOT Include

The following are outside the scope of a standard home inspection:

- Environmental testing (mold, radon, asbestos, air quality, etc.)
- Underground or concealed systems
- Code compliance, permits, or zoning
- Cosmetic issues or normal wear and tear
- Warranties, guarantees, or life expectancy estimates
- Specialty systems (pools, spas, security systems, solar, etc.)

Additional evaluations may be recommended when appropriate.

Systems & Components

I understand that:

- Systems and components—especially those over 10 years old—may be near or beyond their expected service life
 - The inspection reflects conditions **only at the time of inspection**
 - Any system may fail at any time after the inspection
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Nature of the Inspection

I understand that:

- The inspection is **not technically exhaustive**
 - Systems are operated using **normal controls for a limited time only**
 - Some conditions may not be discovered during a standard inspection
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Inspector Role

The inspector is a **generalist** and may recommend further evaluation by qualified specialists. Failure to obtain recommended evaluations may result in additional or undiscovered issues.

Home Inspectors Are Not Code Inspectors

The inspector does not enforce building codes or regulations. Observations may include safety concerns based on modern standards, even if they were acceptable at the time of construction.



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Not Part of the Real Estate Contract

The inspector is independent of the real estate transaction and does not participate in negotiations, repairs, or purchase decisions.

Client Participation

I understand that I am encouraged to attend the inspection, ask questions, and review the findings to better understand the property.

No Warranty

I understand that the inspection is **not a warranty or guarantee** of any kind, and no representation is made regarding future performance or life expectancy.

Buy-Back Program

I understand that any "Buy Your Home Back" program is offered separately and is subject to its own terms and conditions. The inspector does not provide any warranty.

Claims & Re-Inspection

I understand that I must notify the inspector of any concerns and allow a re-inspection **within ten (10) days** before any repairs are made, in accordance with the inspection agreement.

Additional Notes

- The inspector does not determine square footage
 - Information may be based on third-party sources
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Understanding & Acknowledgment

I acknowledge that I have read and understand the above information.

Buyer's Signature: _____

Buyer's Signature: _____

Date: _____