Supreme Home Inspections

What Our Inspectors Check During a Typical Home Inspection

Supreme Home Inspections adheres to and exceeds the standards set forth by the Arizona State Board of Technical Registration for home inspections. Our inspections include detailed observations and reporting on the following systems and components, provided they are accessible and visible at the time of the inspection:

Site

We assess site conditions, including:

- **Grading and Drainage:** Evaluate the slope and drainage around the foundation to ensure proper water management.
- **Vegetation:** Check for plants or trees that may affect the structure or utilities.
- **Hardscaping:** Inspect driveways, walkways, patios, porches, and retaining walls for defects.
- **Fencing and Gates:** Observe material condition and functionality.
- **Other Site Features:** Water meter movement, decks, steps, handrails, firepits, and exterior fireplaces.
  Note: Ancillary items such as in-ground drainage systems, fountains, and sheds are not part of the Arizona standards of practice and are not inspected.

Structure

We examine the structural integrity and components of the building, including:

- Foundations, wall structures, and support columns.
- Chimneys, crawlspaces, and exterior trim.
  Cosmetic issues are excluded from Arizona state inspections and will not be reported.

Attic

A comprehensive attic inspection includes:

- **Structural Components:** Framing and sheathing.
- **Systems:** Insulation, ventilation, electrical components, HVAC systems, and ductwork.
  Inspectors make every effort to access the attic, as it provides critical information about the home.

Roof

We inspect the roof system, including:

- Roofing material condition, flashings, skylights, and drainage systems.
- Whenever physically possible, we access the roof for a closer evaluation.
  Estimations of remaining roof life and underlayment evaluations are not part of the inspection, as underlayment is typically not visible.

Garage

Inspection of garages covers:

- Garage doors, openers, and fire separation features.
- Walls, ceilings, slabs, and built-in cabinets.
  Access may be limited in occupied homes due to stored belongings.

Laundry

We observe:

- Washer valves, dryer connections, venting systems, sinks, and cabinetry.
- General conditions of appliances, connections, and drains are noted.
  Appliances are not operated as part of an Arizona home inspection.

Plumbing

Plumbing systems are evaluated for:

- Main water supply, shutoff valves, pressure, distribution piping, and material types.
- Hose bibs, anti-siphon devices, waste piping, sump/ejector pumps, and gas systems.
- Water heater function, connections, and general drainage and flow.

HVAC

We inspect and operate heating and cooling systems, including:

- System type, connections, distribution, filters, registers, and thermostats.
- Evaporative coolers and through-the-wall systems.
  Heat pump operation may be restricted by outdoor temperature conditions.

Electrical

Electrical inspections cover:

- Panels, service entrances, overcurrent protection, arc fault breakers, and GFCIs.
- Distribution systems, outlets, switches, ceiling fans, and lighting.
  Accessible components are tested where practical.

Interior

The interior inspection includes:

- **Doors and Windows:** Exterior/interior doors, doorbells, closet doors, and windows. Operable windows and doors are tested unless obstructed by furnishings.
- **Other Features:** Walls, ceilings, floors, smoke detectors, counters, cabinets, stairs, railings, fireplaces, and wet bars.
  Window treatments and carpet lifting are outside the scope of the inspection.

Kitchen

Inspectors review:

- Cabinets, counters, sinks, faucets, drains, disposals, dishwashers, ranges, ovens, venting systems, and ancillary appliances.
  Stored items under sinks may limit inspection scope.

Bathrooms

We examine:

- Cabinets, counters, sinks, faucets, drains, tub/shower systems, enclosures, and ventilation.
- Toilets, bidets, whirlpool tubs, and medicine cabinets.
  Shower pan leak testing is not included.

Pool/Spa (Optional Service)

Our pool and spa inspections include:

- Safety provisions, interior finishes, decking/coping, pumps, motors, filters, piping, and valves.
- **Other features:** Heaters, blowers, aerators, lights, auto-cleaning systems, drains, diving boards, slides, and covers.
  This is a general review; specific valve operations and compliance with local and state safety regulations require further evaluation by a specialist.

Supreme Home Inspections is dedicated to providing thorough evaluations while adhering to the specific standards and limitations established by Arizona regulations.

Supreme Home Inspections
"Inspecting Homes, Ensuring Peace of Mind."
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