



setting the industry  
standard for  
home inspection

479-927-3392

Easy ONLINE Inspection  
Appointment Scheduling

[www.arkansashometech.com](http://www.arkansashometech.com)



# Important Information About Your Home Inspection

We want to level set your expectations for a home inspection performed by Arkansas HomeTech Inspections, Inc. before your inspector arrives on site, and that's the purpose of this document. We've included information that you may overlook while reading your service agreement, email communications or home inspection report.

We perform our inspection in accordance with the [AHIRB Standards of Practice](#). Please review them prior to your inspection.

## What to expect before your inspection

- You should receive the following emails:
  - Email confirmation with service agreement and payment options.
  - Email reminder 24 hours prior to your inspection.
- You should expect the utilities to be on, a full inspection can not be performed without all of them on:
  - The seller agent (or seller) typically arranges for the utilities to be on if they have been shut off.
  - If the water is not on, your inspector **is not** permitted to turn the water on from the main..

## What to expect during your inspection

- A visual inspection of the condition of the home's structural components and systems. Cosmetic issues are not in scope, examples include carpet stains, paint imperfections, chips in tile and countertops, etc.
- AHIRB standards exclude the following items:
  - Refrigerators, freezers, ice machines and wine coolers
  - Washers and dryers
  - Landscape lights and sprinklers
  - Pools and hot tubs
  - Smoke and carbon monoxide alarms - report on presence or absence only, they are **not tested**
  - Hermetic seals between panes of window glass if not visible
  - Water supply/sewage disposal - no determination of whether public or private
- Weather conditions may impact the following and will be noted:
  - Roofs: precipitation may result in unsafe conditions for walking the roof or an inability to visually see damage.
  - HVAC: testing temperature thresholds may limit inspection in winter and summer.
- Inspector is not required to move the following:
  - Obstructions to gain access to the attic, crawl space, electrical panel or hot water heater. Seller agent (or seller) needs to ensure these are unobstructed prior to inspection.
  - Personal property, furniture, plants, soil, snow, ice, or debris.

## What to expect after your inspection

- Complete inspection report typically emailed the same day as inspection.
- Review of inspection report with your inspector.
- Re-inspection of items listed on your summary report available for a fee.
- Manufacturers recall check for built-in appliances included with inspection, more details are available at [www.arkansashometech.com](http://www.arkansashometech.com).

*Thank you for trusting us to perform your home inspection.*