



J.A.G. Home Inspection

PRE-INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

Address of property inspected
Customer Name and Address
Customer Email
Realtors phone number or email
Sellers phone number or email
Date of Inspection M/D/Y
Time of Inspection
Inspection Fee
Sq. Footage

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission found at www.trec.texas.gov.
- B. Inspector/s will attempt to identify major defects and/or problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects and/or problems.**
- C. The Inspector agrees to: inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
- D. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions to inspect concealed items.

Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:

1. Foundation; Grading & Drainage
2. Interior doors, wall, ceilings and floors;
3. Exterior walls and doors, windows and door glazing;
4. Fireplace and chimney;
5. Roof, Roof Structure and attic;
6. Porches, Balconies and decks;
7. Built-in Appliances;
8. Heating, cooling and Vent Systems;
9. Plumbing Supply & Drains, Water Heating System; and

10. Electrical system.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector=s professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector=s opinions and should not be construed as statements of fact or factual representations concerning the Property.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.
- C. Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.
- D. The Inspection will not include an appraisal or the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
- E. This inspection does not determine whether the property is insurable.
- F. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

- 1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
- 2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
- 3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection; and
- 4. That any of the items inspected are merchantable or fit for any purpose.

VII. Exclusivity

Costumer agrees that this agreement may be executed by facsimile which shall constitute as original. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client Signature _____

DATE: ___/___/___ **Time** _____ **AM / PM**

INSPECTOR SIGNATURE: JOHN A. GARZA

DATE: ___/___/___ **Time** _____ **AM /PM TREC # 22613**