

CLIENT:
INSPECTION ADDRESS:
DATE OF INSPECTION:

Dean Abel
123 Any Street

PRE INSPECTION SERVICE CONTRACT

Professional Inspectors Group (referred to as the Company) agrees to provide professional inspection services and render an **OPINION** for the purpose of informing the client of MAJOR deficiencies in the condition of the above named property. The written report is the property of the Company and the Client and both agree to allow the distribution to persons involved with this transaction to include real estate agents and Title Company. The fees for the inspection are stated on the Client Invoice.

The Company shall perform this inspection of the subject property for the Client in accordance with the Standards of Practice sec. 535.222 (minimum inspection standards) by the Texas Real Estate Commission (TREC). The client(s) agrees that the Inspector and/or Company may address findings related to safety and structural issues as the Inspector and/or Company deems necessary. Such findings may exceed the minimum inspection standards of the Texas Real Estate Commission. The client(s) agrees to allow the Inspector and/or Company to depart from these minimum standards and/or exclude any part, component, or system at the discretion of the Inspector and/or Company at the time of the inspection. Some CODE related items might be identified. Client understands and agrees that the Company is not obligated and specifically does not undertake any responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances. Client understands and agrees that the Company is not obligated and specifically does not undertake any responsibility for reporting on the existence of items under manufacturers recall or being subject to any class action lawsuits. In the event such non-compliance, recalled items or class action law suits are reported by the Company, Client agrees that such report does not constitute any actionable representation and Client specifically waives any and all claims, at law or in equity, in connection with any such reporting.

Due to the complexity and variety of alarm systems on the market, the Company does not inspect alarm systems. On occasion the Company may call Brinks Security Company to come out to the building to provide a basic cursory check of the alarm system. The alarm checks are completely separate from the building inspection and report and should not be construed as any part of our inspection report. Brinks Security does provide written documentation of the alarm system check and a copy will be provided to the client. Client understands and agrees that the Company is not obligated and specifically does not undertake any responsibility for the reporting of any alarm system. The Company may receive a fee from Brinks Security Company for the time and expense incurred when making these arrangements. By signing this agreement, you authorize Brink's Home Security to call at the phone numbers you have provided, to discuss a special alarm offer.

TECHNICAL BUILDING INSPECTION: Professional Inspectors Group offers a more extensive and technically orientated inspection than that provided with a General Building Inspection. Technical Building Inspections conducted by Professional Inspectors Group involve multiple service providers such as Professional Engineers, Master Electricians, Master Plumbers, HVAC Specialists, Roofing Specialists, etc. and take a minimum of five (5) days to complete. We charge a minimum base fee of \$2500.00 plus any required laboratory analysis and specialized testing fees.

TYPE OF INSPECTION(S) CONDUCTED

- A. GENERAL BUILDING INSPECTION (TREC Standards of Practice sec. 535.222)
- B. OPTIONAL SYSTEMS AND ATTACHMENTS (TREC Standards of Practice sec. 535.222)
Additional Fees will be charged for Optional Systems & Attachments
- Detached Garages Outbuildings Permanently installed outdoor Cooking Equipment
 Lawn & Garden Sprinkler Systems Swimming Pools & Related Equipment Spa or Hot Tub & Equipment
- C. SPECIALIZED INSPECTION SERVICES
- Pre-Pour Foundation Inspection Framing and Mechanical Rough-In Inspection Final Walk-Through Inspection
 Other: _____

REPORT: The Company will provide Client a report with regard to the findings in connection with the inspection. The report does not create any expressed or implied warranties and is subject to all the terms and conditions of this Inspection Service Contract. Additional terms and conditions are stated throughout the report.

No verbal statements by the inspector shall expand the scope of this agreement nor will such statements be relied upon when solicited from the inspector by the Client at the time of the inspection or at any other time. This contract does not include inspection of any other conditions that may be on other contracts, forms or statements pertaining to this property.

The intention of this report is to indicate which items were inspected, and to help locate and indicate MAJOR deficiencies discernible to the Inspector at the time of the inspection. THIS REPORT IS MADE BASED ON A VISUAL INSPECTION OF READILY ACCESSIBLE AREAS ONLY. THE REPORT FINDINGS ARE THE OPINION OF THE INSPECTOR. Other opinions may not be the same. Some minor deficiencies may have been noted as a courtesy to the Client. Detached buildings are not the subject of this report, unless specifically indicated above. If a comment is made concerning the condition of any item, the Client agrees to contact a specialist to make further inspections and to seek estimated cost of repairs needed prior to closing on the purchase of this property.

This report will not include, and should not be read nor interpreted, as to the insurability of any item or items inspected.

