



A&K Real Estate Services, Inc. Pre-Inspection Agreement

Revised 03MAY16

PLEASE PRINT & FAX THE COMPLETED & SIGNED FORM TO: 713-344-0839

Client Name (PRINT): _____

Current Address: _____ Clients Phone: _____ Mobile: _____

Clients Email: _____ (Reports are emailed only, no hard copy is provided)

Address of property to be inspected: _____ City: _____ Zip: _____

Realtor: _____ Phone _____ Email _____ @ _____

Texas Real Estate Commission Standard Property Inspection (Residential) Commercial Property (Evaluation/Condition) Report

Roof Inspection Pool Inspection Septic (with records from local health dept. & owner maintenance records)

Heating/Ventilation & Air Conditioning Plumbing System Electrical VIP (Texas Department of Insurance) Inspection

Wood Destroying Insect Report Follow - Up Inspection Sprinkler system Other: _____

Phase inspection: Foundation (Phase 1) Pre-pour Frame & Deck (Phase 2) Rough (Phase 3) Roof (Phase 4) Final (Phase 5)

VA/FHA Loan#: _____ Date of Inspection: _____ / _____ / _____

Tentative Closing Date: _____ / _____ / _____ Total: \$ _____ .00 Cash/Check# _____ CC authorization# _____

Note: Additional charges are applicable for inspections outside the Houston Metro area, Waterfront properties and/or larger properties with multiple habitable structures. Above prices apply to emailed copy of report. An additional charge of \$25.00 is charged for color printing, binding and sending of hard copy report.

- Herein and thereafter A&K Real Estate Services, Inc., may be referred to as Old Reliable Pest Control as DBA has been established with county tax assessor.
 - I/We are knowingly ordering A&K Real Estate Services, Inc. to carry out an Inspection & provide a written report including photos. No verbal report will be provided prior to forwarding of the written report. Residential inspections are in accordance with the Texas Real Estate Commission (535.206-535.231) & Commercial inspections are in accordance with ASTM E2018-01.
 - I/We are aware that the Inspector is unable to gain access into areas that are deemed to be inaccessible in accordance with Texas Real Estate Commission (535.206-535.231) and/or to areas that are considered to be unsafe. The inspector does not climb onto roofing with slope greater than 4/12. The roofs and guttering will be observed from an 8' foot ladder where possible. I/We are aware that furniture, fixtures, stored items, soils and plants etc' will not be moved by the inspector at the time of the inspection. The inspector cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases, some defects can be detected with the aid of non-destructive testing equipment which will be used at the time of the inspection but these tools do have limitations and cannot detect defects in all circumstances. Full extent of damage/defects may need to be determined by an additional invasive inspection.
 - I/We are aware that the inspector will carry out a non-invasive inspection. A non-invasive inspection is primarily a visual inspection of accessible areas, the inspector will use appropriate non-invasive detection tools in accordance to Texas Real Estate Commission (535.206-535.231), which is carried by the inspector at the time of inspection. I/We are aware that pre-purchase property inspections are not intended to point out every small problem or any non-visible defects in a building. Most minor or cosmetic flaws, for example, should be apparent without the aid of a professional.
 - I/We are aware that the prime purpose of a pre-purchase property report is to identify where possible significant defects of the property and/or building structure and fabric, that may affect the clients decision to purchase the property. I/We acknowledge that A&K Real Estate Services, Inc. can only make recommendations. I/We are aware that any recommendations that are made by A&K Real Estate Services, Inc./Old Reliable will be taken into consideration & acted upon accordingly with a qualified service professional.
 - I/We are aware that this pre-purchase property inspection should not be confused with an appraisal, a building code inspection, or any guarantee of any kind, but a tool to aid you, the purchaser, to be better prepared and knowledgeable.
 - I/We are aware that it is beneficial to speak with the inspector after having read the written report to clarify items that may not be fully understood.
 - I/We are aware that the Inspector will perform all wood destroying insect inspections in accordance with Texas Department of Agriculture, Texas Pest Control Service form SPCS/T4 (Rev.09/01/07). dba: Old Reliable Pest Control TPCL# 787
 - I/We are aware of the cost of an Inspection provided by A&K Real Estate Services, Inc. and that payment is to be made prior to delivery of the final report.
 - Due to unforeseen circumstances such as traffic, weather, etc... please allow for a 15-30 minute window for arrival within scheduled appointment time.
 - **Pre-Inspection Agreement must be received by our office via fax or email to confirm the requested appointment time.**
 - **Acceptable payment methods: Cashier's Check, Money Orders, Business Checks (Local only). Credit card payments are accepted as secondary method of payment. Returned checks will be assessed a minimum \$50.00 fee.**
 - **Cancellations must be 24hrs prior to the inspection appointment time or a 50.00 cancellation fee will apply.**
 - **Rescheduling is permitted: A&K limits rescheduling to one (1) time a minimum 24hrs prior to inspection appointment. If rescheduling an appointment is needed within the 24hr window a 25.00 fee will be applied. A trip fee of 50.00 will be also assessed if inspector is on-site and rescheduling is required due to unforeseen circumstances.**
 - It is the Agent(s) & parties involved responsibility to have all utilities available and serviceable at time of the inspection for a full and complete report. **Any follow-up or return to complete initial inspection will be assessed a minimum 100.00 fee.**
1. Utilities shall be serviceable, client is aware some items may not be inspected if utility is not serviceable Initial _____
 2. Client or Client's Agent must provide Sellers Disclosure Initial _____ n/a not provided
 3. Septic Inspections - Client/Client's Agent must provide all required documents from local Health Department & Owners Maintenance records 3 days prior to scheduled inspection for by inspector performing inspection. Initial _____ n/a
 4. VA required Wood Destroying Insect Report - in the event of a delayed closing/canceled sale the outstanding payment, if any, will be made within 30 days of actual inspection date. Initial _____ n/a

I/We have read and understood the above items. I/We agree to engage the services of A&K Real Estate Services, Inc. (Signature of person(s) or authorized agent required)

Signature: _____ Print Name: _____ Date: _____ / _____ / _____