



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

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

Client Name: _____

Client's Current Address: _____

Clients Phone: _____ Work: _____ Mobile: _____

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

Address of property to be inspected: _____ Zip: _____

Realtor: _____ Phone _____ Email _____ @ _____

- Texas Real Estate Commission Standard Property Inspection (Residential) Commercial Property (Evaluation/Condition) report
- Roof Inspection Follow-up/Walk-thru/consultation/Septic/Other (in most cases no report issued)
- Phase inspection: Foundation Rough
- Standard Termite Inspection by Licensed Pest Control Company other than A&K Real Estate Services, Inc.

Special note: _____ Total: \$ _____ .00 Cash 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.

- 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 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 furniture, fixtures, stored items, soils and plants etc' will not be moved by the inspector at the time of the inspection. The inspector can not see inside walls or other concealed areas and can not 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 can not 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 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. 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 a so called "conflict of interest exists" when A&K Real Estate Services, Inc. recommends, then offers to carry out Termite Treatments where applicable. A&K Real Estate Services, Inc. subcontracts a licensed Pest Control Company with permission of inspector's client in the performance of pest inspection and pest control treatments. This statement herein under 1102.305 of the Texas Occupations Code and 535.217 of the rules of the Texas Real Estate Commission (Form 7B-0) requires written consent from the inspector's client.
- 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 or appointments running behind please allow for 15-30 minutes +/- appointment time for arrival of your appointment.
- **Acceptable payment methods: Cashier's Check, money orders, Business Checks (Local only) & credit cards. Credit card payments are accepted online only and 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 accessed a minimum 100.00 fee.**
- **I/We agree and give consent for warranty & security inspection. By signing this agreement you authorize Brink's Home Security to call you, prior to your closing on the home, at the phone numbers you have provided to discuss a special alarm system offer. (A full disclosure will be given on warranty at time of inspection or at later time if client not available at appointment.)** **Accept** _____ **Decline** _____

Requested Inspector (if any): _____

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: ____/____/____