



# PROACTIVE

## HOME INSPECTIONS®

1409 South Lamar Street #557 – Dallas, Texas 75215 (214 243 4331)

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### SCOPE OF INSPECTION AND CLIENT AGREEMENT

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDINGS(S) ON THE PROPERTY AND TO INFORM THE "CLIENT" OF MAJOR VISIBLE DEFICIENCIES, AS THEY EXIST ON THE DATE OF THE INSPECTION. The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the observable portions of approximately 350 - 500 items, including the following major components: Foundation, Electrical, Crawl Area, Walls, Plumbing, Ceilings, Attic, Doors, Garage, Site Drainage, Windows, Roof, Cooling System, Floors, Heating System, Venting, Fireplaces, Exteriors, Built-in-Appliances.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection. THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

### THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION (Unless contracted for and additional fee)

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that is located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Termites, dry rot, fungus, mold, mildew, other pests, organisms, or rodents.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.

- Easements, rights of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.)
- Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's, mold, mildew or other toxins.
- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems and underground drainage systems.
- Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Determining if a swimming pool, hot tub and/or similar items is level and/or are leaking.
- Floor drains, laundry room washing machine drains and exterior underground drains.
- Cosmetic finishes and conditions; freestanding or portable equipment; landscaping and foliage; noise transmission; determination of odors.
- Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.

### CONFIDENTIALITY OF REPORT

The inspection report is for the exclusive private use of the "CLIENT". The "CLIENT" will be issued two additional copies of the report for distribution to his/their agent and to the property owner. This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR." Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was preformed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. Note: This report is copyrighted.

### LIMITS OF INSPECTION

"CLIENT" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON THE EXPERIENCE OF THE individual "GENERALIST" INSPECTOR, and that the inspector is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION. "CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.

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Client's Signature Date