HOME INSPECTION AGREEMENT

Street address	City	State / ZIP	Inspection date	Start time

Client(s)	Phone	Email

Inspection company	Phone	Email

Company address	Inspector	TREC license

1 Scope of the inspection

The inspector will inspect the property under the Texas Real Estate Commission's Standards of Practice (22 TAC §§535.227 through 535.233) and report the results on TREC's Property Inspection Report form (REI 7-6).

Under 22 TAC §535.227(a)(3)(A), a real estate inspection "is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection."

2 Services and fee

☐ Inspection of the structural systems, electrical systems, heating, ventilation and air conditioning systems, plumbing systems, and appliances (22 TAC §§535.228 through 535.232).

Optional systems the inspector agrees to inspect (22 TAC §535.233):

☐ Landscape irrigation (sprinkler) systems
☐ Outbuildings
☐ Private sewage disposal systems
☐ Swimming pools, spas, hot tubs, and equipment
☐ Private water wells
☐ Other built-in appliances

☐ Other services: _____

Inspection fee	Optional and other services	Total fee	Payment due

3 Left out by agreement

The client and the inspector agree these items will not be inspected (22 TAC §535.227(f)(1)(A)):

_____

4 What the inspection does not cover

The inspection is not an exploratory probe, a warranty, or a guarantee. The inspector is not required to use specialized equipment such as thermal imaging, moisture meters, or drain cameras (22 TAC §535.227(a)(3)), or to inspect anything buried, hidden, latent, or concealed (22 TAC §535.227(d)(1)(D)).

The inspector does not determine the presence or absence of pests, termites, or other wood-destroying insects or organisms (22 TAC §535.227(d)(3)(A)). A termite inspection is a separate report from a pest control business licensed by the Texas Department of Agriculture.

The inspector does not determine the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or other environmental hazards (22 TAC §535.227(d)(3)(B)), does not judge life expectancy or code compliance (22 TAC §535.227(d)(3)(F)), and does not give repair cost estimates (22 TAC §535.227(d)(15)).

5 The report

Report delivery date: _____

If no date is written here, the inspector delivers the report within two days of receipt of payment in full, or within two days of completing the inspection if payment in full is received before the inspection (22 TAC §535.222(a)).

The inspector may attach this agreement to the report or put its terms in the report's "Additional Information Provided by the Inspector" section (22 TAC §535.223(3)(M)).

Privacy (22 TAC §535.220(e)(7)): "Inspectors shall not disclose inspection results or client information without prior approval from the client. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards when feasible."

The client approves sharing the report with:

_____

6 Disclosures

The inspector's pay and future referrals do not depend on the findings or on the sale closing (22 TAC §535.220(e)(1)). The inspector will not accept work to repair, replace, maintain, or upgrade systems or components of this property covered by the Standards of Practice within 12 months of the inspection (22 TAC §535.220(e)(6)).

Referral fees for services that are not settlement services (22 TAC §535.220(e)(4)):

☐ The inspector gets no fee for referring other services or products to the client.

☐ The client consents to this referral fee: _____

Real estate inspectors in Texas are licensed by the Texas Real Estate Commission (TREC). TREC's Consumer Protection Notice is at trec.texas.gov/forms/consumer-protection-notice. TREC does not regulate the contract terms between an inspector and a client. If you do not understand a term in this agreement or an attachment, talk to an attorney.

Added terms or attachments: _____

☐ The client agrees to sign this agreement and receive the report electronically.

7 Signatures

The client signs this agreement before the inspection starts. By signing, the client agrees to the services, fee, and terms above.

_____ _____

Client signature Date

_____ _____

Client signature Date

_____ _____

Inspector signature Date