



## **AA INSPECTIONS & ASSOCIATES**

Luis Santana

411 Bradshaw St.

Cedar Hill, TX 75104

Phone: 469-454-6787

Fax: 972-637-3811

### **Agreements & Limitations**

**SCOPE OF INSPECTION:** This Inspection Report was written in accordance with the Standards of Practice 535.227-535.233 of the Texas Real Estate Commission (TREC).

The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as specified in the TREC Standards of Practice. The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions. For example, furniture, rugs, paintings, or other furnishings will not be moved.

AA Inspections & Associates ("AA") is a real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection.

***Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.***

AA does not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report prior to closing.

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Home Warranty or Insurance Underwriting purposes.



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**HOME INSPECTION AGREEMENT:** Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Home Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Home Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity.

### **THIS REPORT IS OUR INVOICE**

Client: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_