

McKinney Inspection Services
TREC I.D. # 21965
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PROPERTY INSPECTION AGREEMENT - WARRANTY PERIOD

Property Address: _____ **City:** _____ **Texas** **ZIP:** _____
Client Name: _____ **Date of Inspection:** _____ **Inspection Fee: \$** _____

About This Inspection: MIS means McKinney Inspection Services and/or any inspector performing the inspection. Client means person(s) named above and everyone related to this specific real estate as a property owner. The "Warranty Period Home Inspection" performed by MIS may be used by the client to submit for warranty repair claims to the home builder. This type of inspection differs from a typical real estate purchase inspection, as the client typically occupies the home. The client likely has utilized most, if not all the systems and appliances within the home and is usually familiar with their condition and operational status through normal use.

The On-Site Inspection: MIS will perform a detailed visual inspection of the interior, attic, garage and exterior of the home, evaluating the installation, current condition and functionality of all visually and physically accessible components. Accessible windows and doors are inspected for proper installation, operation and finish. Discovered cosmetic items may be listed as a courtesy. The foundation is laser measured on the interior and visually inspected for movement indicators on both the interior and exterior. The exterior of the home is visually inspected including the roof, doors and windows, lighting, water pressure and exterior wall surfaces. The property, including drainage, exterior flatwork, fences and retaining walls if applicable, are assessed. Heating Ventilation and Air Conditioning Systems (HVAC), Appliances, and Irrigation Systems are inspected for proper installation, current condition and are evaluated for operation based on occupant(s) experience to date. Plumbing is inspected for; Pressure, proper flow and drainage. Plumbing fixtures are inspected for proper installation and operation. Accessible electrical components such as; Outlets, Switches, Fixtures, Breaker Panel and Service Entrance are inspected for operation and installation. **Concealed Items of any type are Not Inspected.**

This inspection is limited in time and scope. Items such as, but not limited to, appliances, garage door openers, sprinkler systems, etc... are operated using only normal controls or modes if, in the opinion of the inspector, damage will not occur. The inspector does not move or disassemble items and only accessible areas are inspected. If the client wishes the inspector to visually inspect any area or component of the home that is blocked or obstructed by personal belongings, client agrees to move or have moved any or all items prior to the start of the inspection. Client is responsible for returning any moved items to their original or desired position.

MIS will provide you with a detailed written report. This report is written in a concise manner with explanations of adverse findings and may include recommend solutions. The report will include any pertinent photos related to the items listed in the report that in the inspector's opinion, is in need of improvement, repair or replacement. MIS will send you the completed inspection report via email usually within 24 hours of the on-site inspection

Listed Items: Items considered by the inspection report as "deficient" may address considerations such as, but not limited to: Poor Craftsmanship, Improper Installation, Wrong component application, Pre-mature Failure, Damaged and/or Future Inspection Reports.

Items such as, but not limited to, doors that do not fit or work properly, cracked walls, ceilings and tiles, poorly operating windows, etc... left uncorrected, may be listed as "deficient" in an inspection report for a future buyer, should you choose to sell the home. Some if not all of these concerns may be "mis-interpreted" as foundation movement during a future inspection which may require you to obtain an engineer's inspection and report when it may not be necessary.

Remedies or Repairs: When seeking remedies for items listed in this report as "deficient", you may find the home builder may hesitate or deny assistance. Every home builder will likely approach warranty repairs differently. Therefore, If your initial repair request is denied by the builder representative, you likely have the option to appeal to the company corporate hierarchy as needed. It is the opinion of MIS that you consider not signing any document* requested by a builder until you are satisfied with the condition of your property which may include items listed as "deficient in this report." **This document will likely release a builder from any obligation to perform additional warranty repair work.*

The Legal Stuff: This report becomes the sole property of the client. The client may use the results of this inspection in making a warranty request(s). It is the client's responsibility to determine timing of any such warranty periods and subsequent request(s) for repair(s). Any such warranty period is not determined by MIS or this inspection.

MIS Will not discover every possible defect: MIS does not Promise or Guarantee the Home Builder or any other party, will repair, replace or improve any item(s) discovered during the inspection process. It is the responsibility of the client to seek and secure remedies through their home builder or person(s) responsible for completing any warranty repairs.

It will be the decision of the home builder, manufacturer or warranty claims administrator, with regards to the validity of any warranty claim and subsequent satisfaction applied to any claim, by the home owner / client. **MIS does not assume any part of the warranty, warranty claims process and / or related repairs.**

Roofs: High roofs and roofs with steep inclines may be visually inspected from ground level only using high resolution photos, binoculars and/or a ladder placed at eaves where necessary and accessible with a 16ft Ladder.

BY UNDERSIGNING BELOW, CLIENT WARRANTS A COMPLETE UNDERSTANDING OF THESE TERMS AND CONDITIONS. IF THIS IS A JOINTLY OWNED PROPERTY, CLIENT'S SIGNATURE WARRANTS EXPRESSED CONSENT AND AUTHORITY TO SIGN FOR ALL UNSIGNED PARTIES.

Client Signature X _____

(IF THIS IS A JOINTLY OWNED PROPERTY, SIGNEE REPRESENTS AUTHORITY TO SIGN FOR ALL PARTIES)

Inspector Signature Mark McKinney

Date Sent: _____