

Mid-Virginia Home Inspections, Inc.

**Pre-Purchase Home Inspections
Complete Analysis and Report**

Pre-Inspection Agreement

The inspector agrees to provide his best efforts and abilities to discover and disclose major defects in the property. The inspection and the verbal and written reports will be provided in accordance with the Standards and Code of Ethics of the American Society of Home Inspectors and the Standards as required by the Virginia Board for Asbestos, Lead and Home Inspectors, copies of which are available upon request.

The consumer understands that the inspection is limited to what is apparent at the time of the inspection, without dismantling any part of the house, and is not a warranty of the house and its many parts. The consumer understands that the inspection is not exhaustive and will not discover all of the details which would be discovered collectively by a group of specialists in each of their specialties. **See additional terms and conditions on the reverse side of this page and the following page. The first page of the report identifying the property location and buyer information is also part of this contract.**

Inspector's Signature _____ Date _____

Consumer's Signature _____ Date _____

Note: If the consumer is unable to be at the inspection, he may telephone, at no additional charge, to discuss the written report. If the consumer is unable to sign this pre-inspection agreement for any reason, it will become part of the written report, and acceptance of that report will constitute acceptance of this agreement.

Mid-Virginia Home Inspections, Inc.
General Delivery
Hood, Virginia 22723

540-948-4541
VA Certification #3380000069
Expires 8-31-2007

Additional Terms and Conditions

Our report has a written and a verbal section and neither is complete without the other. Use of this written section by itself without the written permission of our client and Mid-Virginia Home Inspections, Inc. is prohibited.

Our home inspections adhere to the Standards of Practice of the American Society of Home Inspectors and the Virginia Board for Asbestos, Lead and Home Inspectors and do not include:

1. Termites and other insect infestations and existing damage from them which is not usually visible.
2. Wells and septic systems and other private water and sewer systems. This testing requires a specialist.
3. Swimming pools, hot tubs and spas. These require the attention of a specialist such as a pool company.
4. Underground drainage pipes, internal gutters, chimney flues, heat exchangers in oil or gas fired furnaces or boilers.
5. Fire protection and security systems, solar equipment, water conditioning equipment, intercoms, de-icing equipment, humidifiers, tennis courts and built-in vacuum systems.
6. Inspection for hazardous substances such as radon, formaldehyde, asbestos (not outlawed for residential use until 1977), lead paint (not outlawed for residential use until 1977), mold and toxic chemicals. Inspection and analysis for these materials requires the knowledge and equipment of an industrial or environmental specialist. *Lead paint was in such common use that it should be assumed to be in a house built before 1977 unless a specialist determines otherwise.*

All of these items require specialized knowledge and instruments which are beyond the scope of an overall home inspection.

The inspection and report excludes and does not intend to cover any and all components, items and conditions which by the nature of their location are concealed or otherwise difficult to inspect.

The inspection and report are furnished on an *opinion only* basis. This company assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions. The inspection and report is not intended to be nor should be considered a guarantee or warranty. The inspection goes well beyond a code inspection in many cases, but does not certify that all codes, in effect at the dates of construction or improvement, were met.

Recommendations are for repairs to be done by qualified, licensed workmen. Mid-Virginia Home Inspections, Inc. never suggests that others go on to roofs, work on electrical items or do other things which would be unsafe or for which they are not trained.

MID-VIRGINIA HOME INSPECTION, INC. does not guarantee to find every problem present or potential. Many symptoms are ambiguous or non-existent at the time of the inspection. We cannot operate long dormant valves, lift up wall-to-wall carpeting, take off well covers or get into closed spaces to see everything we might like. We cannot do

things that will damage or deface the property. No scientific or engineering tests are performed.

The inspection, the verbal report and this report will give you a much better idea of what to expect. Estimates of remaining life of various components of the house are based on averages and can vary widely. If you can accompany the inspector you will learn more about this house and houses in general. You will be able to ask questions as you go along and take notes if you like. We conform to the the ethical code and standards of practice of the American Society of Home Inspectors and the Virginia Board for Asbestos, Lead and Home Inspectors and have no business interest in the property's sale or improvement.

You should review actual fuel bills for the previous year and ask the seller for a written statement as to whether there has or has not been trouble with water in the basement or trouble with the water or private sewer system within the previous 5 years; its nature and extent.

With this report in hand you are in a better position to know what kind of house you are buying. It can also be understood in writing that certain items are to be repaired. Finally, with items which are indeterminate as to their seriousness and stability, such as settlement and cracks, your attorney will explain ways to contractually assure that you get what you think you should.