



# GANNON HOME INSPECTIONS

*Enabling you to Make Intelligent Choices*

GANNON HOME INSPECTIONS VA Licensed #\_\_\_\_. expires \_\_\_\_.

VA Approved for NRS (New Residential Structures)

ASHI member for 25 years (membership retired)

Business Street Address\_\_\_\_. Mailing Address\_\_\_\_. [www.inspectwithjim.com](http://www.inspectwithjim.com)

Email Address\_\_\_\_. Phone Number\_\_\_\_.

PRE-INSPECTION AGREEMENT REPORT NUMBER: \_\_\_\_\_

Customer: \_\_\_\_\_

Present Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Inspected Property: \_\_\_\_\_

Date: \_\_\_\_\_ Start Time: \_\_\_\_\_ On-Site End Time: \_\_\_\_\_ (not including report preparation time.) Delivery of this report is expected to be by midnight this day.

Weather and Conditions/Temperature : \_\_\_\_\_

Gannon Home Inspections (GHI) agrees to inspect this subject property according to the highest standards set and recognized within the home inspection industry. The purpose of this home inspection is to find and report on major defects. Causes of those defects and costs and measures to correct those defects are beyond the scope of a home inspection. It is a visual inspection of the readily accessible areas, systems, components and their apparent conditions. It is noninvasive, non-destructive and not technically exhaustive. It applies only to conditions present at the time and day of the inspection. Hidden and concealed defects are excluded from this inspection and report. This report is prepared for the exclusive use of the Customer or their agents or assigns as may be directed by the Customer, and will be attempted to be delivered this day by midnight.

This report is furnished on an opinion-only basis and will include the following: general exterior, drainage, grading, roof and roof drainage, chimney; structural and lower level; heating and air conditioning; plumbing, water heating and bathrooms; electrical; kitchen and its appliances; general interior, ceilings, walls, floors, windows, doors, attic, insulation, ventilation. Common areas of condominiums are not included in this inspection.

There are inherent limitations to this inspection. GHI reserves the right to exceed or to further limit these without creating further obligations, at GHI's discretion, based upon any concern for

any safety or any damage considerations. They are listed below and on the immediate following pages and are to be read and fully understood by the Customer, signed and dated at the end of that list, and are hereby incorporated in this agreement.

This inspection, at present or in future time, is not a guarantee, warranty or insurance policy concerning the condition, use or survivability of this property, its systems or components. This is not a code inspection, or a certification for past or present governmental regulations. It is beyond the scope of this inspection to determine the presence or danger from any environmental hazards including but not limited to mold, asbestos, lead paint, urea formaldehyde, toxic chemicals or materials or substances or organisms, Chinese drywall, fuel storage, air or water quality, presence of termites or wood destroying insects or organisms or other pests. The presence of radon gas is not determined unless as agreed to and indicated by the statement of the certified radon test fee below. The inspector is not allowed to move furniture, storage, rugs or any other personal goods present.

The Customer agrees to immediately upon discovery, notify GHI by telephone and in writing of any items in dispute or question or for any claims, and to allow GHI, or his representative, access to the property to evaluate these items before any corrective action is taken. The Customer agrees and understands that any repairs or corrective actions taken on any disputed or questioned item without consultation with GHI, relieves GHI of any and all liability. Customer agrees that the period for making any claim, dispute or question against GHI arising from this home inspection ends one year from the date of this home inspection. Customer agrees to submit to binding arbitration concerning any claims, disputes or questions arising from this home inspection using the Standards of Practice of the American Society of Home Inspectors ([www.ashi.org](http://www.ashi.org) homebuyers) and/or the Virginia Home Inspector Licensing Regulations as the standard for resolving any disputes or claims. Arbitration shall be administered by The American Arbitration Association, and shall take place within the locality of the inspected property. If either the Customer or GHI makes a claim against the other arising from this home inspection and fails to prove such claim, then the claiming party will pay all costs, fees and expenses incurred by the other party in the defense of the claim.

The Customer agrees and understands that for this inspection the maximum liability incurred by Gannon Home Inspections or its employees or associates, as a result of any error and or omission or negligence in the inspection and or the report, or from any consequential damage, personal injury or any loss is: \$1500.00. The customer is encouraged to be present and to participate, however GHI shall not be liable for any personal injury, or any property damage or other damages resulting from any participation in the inspection by Customer or Customer's representative. If any court determines that a portion of this Agreement is not enforceable, then the court shall enforce the remainder of this Agreement.

By: \_\_\_\_\_  
Gannon Home Inspections (GHI)

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

I / We have read and accept the terms of this Agreement:

Customer \_\_\_\_\_ Date \_\_\_\_\_

Permission to forward this report to your realtor: \_\_\_\_\_

Fees are due and payable at the conclusion of the on-site inspection:

Home Inspection: \$ \_\_\_\_\_, Certified Radon Test: \$ \_\_\_\_\_, Total: \$ \_\_\_\_\_

Paid by: Cash \_\_\_\_\_, or Check \_\_\_\_\_, check number: \_\_\_\_\_

Paid by: \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

## LIMITATIONS

A visual, non-invasive, non-technical home inspection is limited by numerous conditions, including being hidden from view, or not readily or safely accessible. Determining compliance with any code or with any manufacturer specification for any system or component is beyond the scope of this home inspection. This inspection does not determine strength, adequacy, effectiveness, or efficiency of systems or components. This inspection does not determine market value of the property, or the advisability of purchase of this property. This inspection does not determine the effectiveness of any system installed; or methods utilized to control or remove suspected hazardous substances. Operating costs and/or efficiencies of systems or components are not determined. Acoustical properties are also not determined.

**Exterior/Grounds:** a representative number of components are inspected, not each and every one. Binoculars may be utilized to view areas beyond reach. Items that may not be included: screening, shutters, awnings, seasonal accessories, fences, geological and or soil conditions, recreational items, outbuildings other than garages and carports, sea walls, break walls and docks, erosion control and earth stabilization measures. Snow, ice, leaves, etc. will not be cleared. Overgrown bushes, etc. will not be entered from below or behind. Strength or health of nearby trees is not determined.

**Roof:** roof age determination is approximated and based upon its appearance according to visible signs of wear. Roofs are walked on only if it is safe, accessible except by use of special ladders and dry; binoculars and window views may be substituted. Antennae or other installed accessories, or inaccessible chimney flues are not inspected. Representative areas of a roof underside are inspected for leaks, if accessible, but present leaking may not be identifiable if dry weather precedes the inspection. Future leaks are possible.

**Structural/Lower Level:** furnishings, storage, finish materials may prevent full views and access. Engineering or architectural services are beyond the scope of a home inspection, including opinions as to adequacy of structural systems or components. Underfloor and attic

crawl spaces are entered only if they are safe and readily accessible in my opinion. Representative numbers of components and conditions rather than every square inch of these areas are inspected. Insulation and mechanical installations may limit views and access.

**Heating/Air Conditioning:** interiors of flues, chimneys or vents not readily accessible; interiors of heat exchangers and fixed enclosures, are not inspected. Humidifiers, dehumidifiers, electronic air filters, solar equipment, window air conditioners are not inspected. Determination of adequacy or efficiency of heat or cooling supply and or balance of air distribution are beyond the scope of a home inspection. Testing of heat pump and air conditioning systems is inherently limited by outside temperatures. Indoor air quality is not determined.

**Plumbing:** clothes washer connectors, interiors of flues or vents or any supply or drainage or venting piping, wells, septic systems, pumps, water storage, water conditioners or filters, solar water heaters, fire and lawn sprinkler systems, or any component hidden from view are not inspected. Water quality and quantity are not tested. Valves, supply stops and automatic safety controls are not operated. Swimming pools and pool equipment, hot tubs and spas are not inspected.

**Electrical:** remote controls, alarm systems and components, low voltage systems, ancillary wiring systems and components which are not a part of the primary electrical power distribution system or any hidden components are not inspected. A representative number of outlets, switches, etc. are tested and access may be limited by furnishings or storage.

**Appliances:** clothes washers are not operated. Thermostats, timers, specialized features or controls, ice makers, ice or water dispensers are not inspected. Testing of microwave levels or leakage is not included. Efficiency or effectiveness or temperature calibrations are beyond the scope of a home inspection. Ages are approximated. Central vacuum systems are not inspected.

**Interior:** appropriate scans are made of all interior spaces, but furniture, storage, appliances, wall hangings, floor coverings, window treatments, decorative items, etc. are not moved and may prevent access or views. Storage, etc. in garages or attics are not moved and may also prevent access or views. Cosmetic defects are not included.

**Insulation / Ventilation:** hidden components are not inspected. Insulation and vapor retarders are not disturbed. Presence of asbestos or urea formaldehyde foam or other hazardous materials can not be confirmed without professional testing. Insulation depths and R-values, and adequacy of effective ventilation means, are approximated.

**Fireplaces / Fuel burning appliances:** inaccessible interiors of flues or chimneys, fire screens and doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, and heat distribution assists are not included. The inspection does not include the igniting or extinguishing of fires, determining draft characteristics, or moving of inserts, stoves or firebox contents. Testing of gas logs or stoves may be made if it is determined to be safe to do so.

Customer understands and accepts these limitations. These limitations are hereby incorporated into the Pre-Inspection Agreement.

Customer: \_\_\_\_\_

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