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 An RJohnson.NET, LLC Company

Home Inspection Contract Agreement

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at: _____ . The terms below govern this Agreement.

1. The fee for our inspection is \$ _____, payable in full at a time of or before the appointment.

2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. We will deliver the written report to you by close of business on _____. The report is only supplementary to the seller's disclosure.

3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. In addition, Virginia law requires that we inform you that we will not inspect or report on the condition of systems or components that are not readily accessible, the remaining life of any system or component, the strength, adequacy, effectiveness, or efficiency of any system or component, the causes of any condition or deficiency, the methods, materials, or costs of correction, future conditions, including failure of systems and components, the suitability of the property for any specialized use, the market value of the property or its marketability, the advisability of the purchase of the property, the presence of diseases harmful to humans or potentially hazardous to plants or animals, including wood-destroying organisms and mold, the presence of any environmental hazards, including toxins, carcinogens, noise, asbestos, lead-based paint, mold, radon, or contaminants in soil, water, or air, the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances, the operating costs of systems or components, the acoustical properties of any system or component, the presence of components involved in manufacturing processes, or the inspection of outbuildings. You understand that InterNACHI is not a party to this Agreement, is not responsible for us, and does not employ or supervise us.

4. Unless otherwise indicated in writing, we will not test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes for the presence of, or for any potential dangers arising from, the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. The inspection does not include a review for compliance with regulatory requirements (Virginia Uniform Building Code or other codes, regulations, laws, ordinances, etc.). If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You must give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are based upon visual observations of existing conditions of the inspected property at the time of the inspection, and are not intended to be, or to be construed as, a guarantee, warranty, or any form of insurance. Our report is in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.