



GANNON HOME INSPECTIONS

Enabling you to Make Intelligent Choices

GANNON HOME INSPECTIONS

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PRE-INSPECTION AGREEMENT REPORT NUMBER: _SAMPLE_____

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.)

Weather and Conditions / Temperature :

Gannon Home Inspections 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 non-invasive, 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 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; the condition and life-expectancy and limitations of major systems and components.

There are inherent limitations to this inspection. They are listed 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, 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 notify Gannon Home Inspections by telephone and in writing of any items in dispute or question, and to allow the inspector 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 Gannon Home Inspections relieves Gannon Home Inspections of any and all liability.

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 in the inspection and or the report, or from any consequential damage, personal injury or any loss is: \$500.00.

By: James E Gannon
Gannon Home Inspections

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: <u> </u> Cash	Check: <u> </u> , check number <u> </u>	By: _____

Received:

By:

Date: _____

LIMITATIONS

A visual, non-invasive, non-technical home inspection is limited by conditions present at the time of the inspection. These limitations are listed below.

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 its 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. Representative numbers of components and conditions rather than every square inch of these areas are inspected. Insulation and mechanical installations often limit views and access, and they are not disturbed.

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 of heat or cooling supply and or balance of air distribution are beyond the scope of a home inspection. Heat pump testing is inherently limited by outside temperatures. Indoor air quality is not determined.

Plumbing: clothes washer connectors, interiors of flues or vents, 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 unless drained flood pans or nearby floor drains are installed or if washer has been out of use for an extended period. 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: 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 _____