



VIRGINIA HOME INSPECTIONS
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CLIENT:

DATE:

LOCATION:

TEMPERATURE:

WEATHER CONDITIONS:

PERSONS PRESENT:



Virginia Home Inspections
AGREEMENT FOR HOME INSPECTION SERVICES

FILE NUMBER:

This agreement made this 18th day of January, 2006, by and between:

VIRGINIA HOME INSPECTIONS (hereafter called the "COMPANY")

and _____ (hereafter called the "CLIENT")

Address of inspection: _____

Date of inspection: _____ Fee: \$ _____ Initial 1st Page _____

Temperature: _____ Weather: _____

THE PARTIES AGREE AS FOLLOWS:

1. COMPANY agrees to perform a visual inspection of the subject house and to provide CLIENT with a written inspection report identifying the major deficiencies. This inspection will be of readily accessible areas of the house, to the utilities that are operating at the time of the inspection and visual observations of apparent conditions existing at the time of the inspection. **IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THE UTILITIES ARE TURNED ON FOR THE INSPECTION.** The inspection only includes items and systems expressly and specifically identified as follows:

Foundation Interior Attic Heating Roof Crawspace/Basement Plumbing
Insulation Electrical Exterior Fireplace(s) Drainage Central Air Conditioning

2. The inspection and report will be performed in a manner consistent with the Standards of the National Association of Home Inspectors. The inspection report can be completed at the site and all pertinent information conveyed. However, typically the report is delivered within 48 hours. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of CLIENT. COMPANY accepts no responsibility for use or misinterpretation by third parties. This contract and inspection are subject to the limitations noted in the report and the exclusions noted in the above standards.

3. Items and systems NOT included in the inspection are as follows:

Underground Utilities Playground Equipment Pools Sidewalks Wells/Springs
Driveways Solar Systems Tennis Courts Elevators Septic Tanks Drain fields
Detached Buildings Gesspools Personal Property Security Systems Appliances
Central vacuum Water Softeners Cosmetic Items Sprinkler Systems
Thermostats or Timers are not checked for accuracy or calibration

Air Conditioners cannot be safely checked when the outside temperature has been below 60 degrees within 24 hours.

Some items are checked by a sample as expressly and specifically identified in the inspections report. Pressure gauges are not used to test air conditioners. Garbage disposers are checked for operation only. Only the dishwasher's ability to fill and drain properly is checked. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials, which may impede access or limit visibility. Major deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled.

4. *The inspection report is NOT a compliance inspection for past or present codes, governmental codes or regulations of any kind. COMPANY may indicate an item or system's estimated age and life expectancy but such estimates are general, and actual life performances may vary widely.*
5. *THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES. THE CLIENT IS URGED TO CONTACT A REPUTABLE SPECIALIST IF INFORMATION, IDENTIFICATION OR TESTING FOR THE ABOVE IS DESIRED. IN ADDITION, THE PRESENCE OR ABSENCE OF RODENTS, TERMITES, OR OTHER INSECTS/VERMIN IS NOT COVERED BY THIS INSPECTION.*
6. *THIS INSPECTION REPORT IS NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, NOR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR THE SUITABILITY FOR USE.*
7. *The inspection/report is not a certification of any kind. Company shall not be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered by the CLIENT. This inspection is not an insurance policy.*
8. *The parties agree, that the maximum liability for COMPANY, its employees or agents, is limited to an amount not to exceed the fee paid for the inspection service. COMPANY will not be held liable for any claims if repairs, replacements are made or money spent without notifying the COMPANY so it can re-inspect.
The client is immediately to put in writing to COMPANY problems with the service. Communications must be consistent in that the party originally accompanying the inspector will be the party resolving the problem.
Any controversy or claim arising out of or related to this contract, or any breach thereof, shall be settled by arbitration in accordance with the Rules of the American Arbitration Association, and judgment upon award rendered by the arbitrators may be entered in any court having jurisdiction. Disputes settled without favor to the client will mandate a payment of re-inspection time, fees, including but not limited to reasonable attorney's fees, and arbitration costs. _____ (Initial if acceptable)*
9. *Payment is due upon completion of the on-site inspection. There will be a \$20.00 charge if any form of payment is subsequently dishonored. All legal and time expenses incurred in collecting due payments, returned checks, or unaccepted credit and payments, will be paid by the purchaser of the service. Any fee not paid within 30 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee. Credit is on an approval basis.
This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by both parties. This agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.*

AUTHORIZATION TO DISCLOSE ANY OR ALL ITEMS IN THE REPORT: YES _____ NO _____

THE ABOVE AGREEMENT IS UNDERSTOOD AND AGREED TO:

CLIENT OR REPRESENTATIVE

FOR THE COMPANY



SECTION I

ROOFING

LIMITATIONS: None Ice Rain Snow Too steep Other

ROOF SEEN FROM: Ground Walked Eaves Binoculars Unable to view

STYLE: Gable Shed Hip Flat Mansard Combination Other

ROOFING MATERIAL: Asphalt-Fiberglass Wooden Built Up Metal Rubberized
Rolled roofing Other

ESTIMATED AGE: 18 YEARS ESTIMATED REMAINING LIFE: 5 YEARS

ESTIMATED NUMBER OF LAYERS: One Two Three Unknown

LEAKS: Yes No Active Cured Unknown

FLASHING: Aluminum Copper None seen

GUTTERS AND DOWNSPOUTS: Aluminum Steel Pvc Other None

VENTILATION: Yes No SKYLIGHTS: Yes No

VENTILATION METHOD: Gable Soffit Ridge Window Mechanical None

SOFFITS: Yes No FASCIA: Yes No MATERIAL: Aluminum Vinyl Wood

OBSERVATIONS:

ROOFING MATERIAL: SEE COMMENT NUMBER ONE

FLASHING MATERIAL: TYPICAL

GUTTERING & DOWNSPOUTS: N/A

VENTILATION: TYPICAL

MISCELLANEOUS: N/A



SECTION II

EXTERIOR

LIMITATIONS: None Yes Restricted

ALERT TO TOXINS: Yes No TYPE: Possible lead Possible asbestos

EXTERIOR SIDING MATERIAL: Vinyl Aluminum Brick Block Wood Shingles
Other

EXTERIOR TRIM: Wood Aluminum Vinyl Other

WINDOWS: Vinyl/plastic Aluminum Wood STORM WINDOWS: Yes No Partial

PRIMARY TYPE OF WINDOWS: Single hung Double hung Casement Awning
Sliding Other Single pane Double pane Triple Pane

EXTERIOR DOORS: Metal Fiberglass Wood HUTTERS: Yes No Partial

SLIDING DOORS: Yes No Aluminum Vinyl Wood Other

GARAGE DOORS: Yes No OPERATION: Automatic Manual Combination

STEPS: Brick Block Precast Concrete Wood RAILS: Metal Wood Pvc

DECKS: Yes No Wood Concrete Laminate RAILS: Metal Wood Pvc

PORCHES: Yes No STYLE: Wood Concrete Other

BALCONIES: Yes No RAILS: Metal Wood Pvc GARAGE/CARPORT: Yes No

OBSERVATIONS:

SIDING & TRIM: SEE COMMENT NUMBER TWO

WINDOWS & DOORS: SEE COMMENT NUMBER THREE

PORCHES, STEPS & RAILS: SEE COMMENT NUMBER FOUR

GARAGE & MISCELLANEOUS: TYPICAL



SECTION III

FOUNDATION

LIMITATIONS: None Yes Restricted

FOUNDATION TYPE: Crawlspace Basement Slabs Pilings Piers
Other MATERIAL: Blocks Brick Wood Concrete Other

BUILDING PERIMETER LANDSCAPING: Good Typical Problems seen

WALKS/DRIVEWAYS: Yes No Good condition Cracks Settlement Trip hazards

WOOD FRAMING:

SILLS: Yes No No problems observed Problems observed
BAND BOARD: Yes No No problems observed Problems observed
FLOOR JOIST: Yes No No problems observed Problems observed
GIRDERS: Yes No No problems observed Problems observed
RAFTERS: Yes No No problems observed Problems observed
TRUSSES: Yes No No problems observed Problems observed
COLUMNS: Yes No No problems observed Problems observed

STEEL FRAME:

GIRDERS: Yes No No problems observed Problems observed
COLUMNS: Yes No No problems observed Problems observed
LINTELS: Yes No No problems observed Problems observed

VENTILATION: Vents Windows Fans Screens Other

INTERIOR DRAINAGE: Floor drains Sump pump Other None
PLASTIC UNDER CRAWLSPACE: Yes No Partial

OBSERVATIONS:

FOUNDATION: FOUNDATION APPEARS TO BE IN GOOD CONDITION

STRUCTURE: SEE COMMENT NUMBER FIVE

VENTILATION: THERE APPEARS TO BE ADEQUATE VENTILATION

INTERIOR DRAINAGE: THERE APPEARS TO BE ADEQUATE DRAINAGE AT THIS TIME



SECTION IV

PLUMBING

LIMITATIONS: None Yes Restricted

SHUT OFF LOCATION: CRAWLSPACE

MAIN SUPPLY: Copper Galvanize Plastic Other

INTERIOR PLUMBING: Copper Galvanize Cpvc Polybutylene Other

WASTE PIPING: Pvc Cast iron Galvanize Other

WATER PRESSURE: Functional Adequate Low DRAINAGE: Functional Slow

VENTING: Traps Exterior vents None seen

FAUCETS: Yes No CONDITION: Functional Problems seen on faucets

TUB AND SHOWER COMBINATION: Yes No CONDITION: Good Problems seen

TUB: Yes No CONDITION: Good Problems seen

SHOWERS: Yes No CONDITION: Good Problems seen DOORS: Yes No

WHIRLPOOL TUBS: Yes No CONDITION: Good Problems seen

HOT WATER SOURCE: Gas Electric Oil HOT WATER AGE IN YEARS: 18

HOT WATER CAPACITY: 40 GAL NUMBER OF SYSTEMS: 1

OBSERVATIONS:

MAIN SUPPLY: SUPPLY HAS GOOD PRESSURE AND VOLUME

INTERIOR PLUMBING: SEE COMMENT NUMBER SIX

WATER PRESSURE: GOOD WATER PRESSURE

DRAINAGE: DRAINAGE WAS GOOD ON THE DAY OF INSPECTION



Virginia Home Inspections FILE NUMBER:

SECTION V
ELECTRICAL

LIMITATIONS: None Yes Restricted

EXTERIOR SERVICE: Underground Overhead

MAIN PANEL: Breaker Fuse NUMBER OF MAIN PANELS: One Two

TOTAL AMPS: 400 300 200 150 100 60

VOLTS: 440 220 110

SUB PANELS: Yes No TYPE: Breaker Fuse

MAIN ENTRANCE SERVICE WIRING: Copper Aluminum

GROUNDING: Yes None seen

INTERIOR WIRING: Romex w/ground Romex non-grounded Knob & tube BX
Other

INTERIOR COMPONENTS: Receptacles Switches Light fixtures

EXTERIOR COMPONENTS: Lights Receptacles

OBSERVATIONS:

EXTERIOR SERVICE AND METER: SEE COMMENT NUMBER SEVEN

MAIN PANEL / SUB PANELS: SEE COMMENT NUMBER EIGHT

WIRING: SEE COMMENT NUMBER NINE

INTERIOR COMPONENTS: SEE COMMENT NUMBER TEN

EXTERIOR COMPONENTS: SEE COMMENT NUMBER ELEVEN



Virginia Home Inspections FILE NUMBER:

SECTION VI

HEATING

LIMITATIONS: None Yes Restricted

ROOMS WITHOUT HEAT: Yes No

ESTIMATED AGE OF HEATING SYSTEM: 18

ESTIMATED REMAINING LIFE: 3

TYPE OF FUEL FOR HEATING: Oil Gas Electric Wood Pellets Other

EQUIPMENT: Heat pump Boiler Space heater Baseboard Furnace Other

DUCT WORK: Insulated Non insulated Metal Fuctboard Flexible

THERMOSTAT LOCATION: Living room Dining room Bedroom Hall Other

THERMOSTAT TYPE: Mechanical Electronic FUNCTIONAL: Yes No

FILTERS: Washable Disposable

FIRE PLACE: Yes No INSERT: Yes No TYPE: Wood Pellet Gas

FREE STANDING: Yes No FUEL: Wood Gas Pellets

TYPE OF FLUE: Transite Masonry Metal N/A

OBSERVATIONS:

HEATING SYSTEM: SYSTEM WAS OPERATIONAL ON THE DAY OF INSPECTION

FIREPLACE/FLUES: SEE COMMENT NUMBER TWELVE



SECTION VI

AIR CONDITIONING

LIMITATIONS: None Yes Restricted *UNABLE TO TEST DUE TO OUTSIDE TEMPERATURE*

TYPE: Heat pump Central Wall or window Other

ESTIMATED AGE: 18 ESTIMATED REMAINING LIFE: 3

DUCT WORK: Insulated Non insulated Metal Ductboard Flexible

THERMOSTAT LOCATION: Living room Dining room Bed room Hall Other

THERMOSTAT TYPE: Mechanical Electronic FUNCTIONAL: Yes No

FILTERS: Washable Disposable

INSULATION

LOCATION	TYPE	THICKNESS	R-VALUE	% INSULATED	% INSPECTED
CEILING	FIBERGLASS	6.25 INCHES	R-19	100	30
ROOF	NONE				30
WALLS	UNABLE TO VIEW				NONE
FLOORS	NONE			NONE	100

OBSERVATIONS:

AIR CONDITIONING: *UNABLE TO TEST UNIT DUE TO THE OUTSIDE TEMPERATURE BEING TOO LOW.*

INSULATION: TYPICAL



SECTION VIII

INTERIOR

LIMITATIONS: None Yes Restricted

APPLIANCES:

DISHWASHER: Yes No FUNCTIONAL: Yes No

RANGE BURNERS/ELEMENTS: Yes No FUNCTIONAL: Yes No

OVEN ELEMENTS: Yes No FUNCTIONAL: Yes No

HOOD FANS/VENTS: Yes No FUNCTIONAL: Yes No

MICROWAVE: Yes No FUNCTIONAL: Yes No

GARBAGE DISPOSAL: Yes No FUNCTIONAL: Yes No

TRASH COMPACTOR: Yes No FUNCTIONAL: Yes No

BATH VENTS: Yes No FUNCTIONAL: Yes No

DRYER VENTS: Yes No FUNCTIONAL: Yes No

WALLS & CEILING MATERIAL: Sheetrock Plaster Paneling Ceiling tile Wood Other

FINISHED FLOORS: Hardwood flooring Wood plank Wall to wall Vinyl Tile Laminate Other

OBSERVATIONS:

WALLS: TYPICAL

CEILINGS: TYPICAL

FLOORS: TYPICAL

CABINETS: TYPICAL

COUNTERTOPS: TYPICAL

INTERIOR DOORS: SEE COMMENT NUMBER THIRTEEN



SECTION IX

ADDITIONAL COMMENTS

1. THERE IS A HUMP IN THE SHINGLES ON BOTH SIDES OF THE BREEZEWAY, THIS IS WHERE THE ROOF IS NOT EVEN BETWEEN THE MAIN HOUSE AND THE GARAGE.

THERE IS A HOLE IN ONE OF THE SHINGLES ON THE RIGHT SIDE GABLE END, THE BARE WOOD CAN BE SEEN IN THIS AREA. THIS NEEDS TO BE REPAIRED BEFORE WATER DAMAGE OCCURS.

THERE ARE A FEW SHINGLE TABS MISSING ON THE REAR SIDE OF THE GARAGE, THESE SHOULD BE REPLACED.

THERE ARE SOME ALGAE STAINS ON THE SHINGLES, THIS IS TYPICAL FOR THIS AREA.

2. THERE IS A SMALL AREA OF ROT DAMAGE TO THE FASCIA ON THE REAR OF THE HOUSE, THIS IS APPROXIMATELY AT THE START OF THE MAIN HOUSE.

THE SOFFIT/FASCIA NEEDS TO BE REPAIRED ON THE RIGHT SIDE OF THE FRONT PORCH.

THERE ARE A COUPLE OF PIECES OF SIDING ON THE LEFT GABLE END THAT HAS BEEN NAILED THROUGH THE FACE OF THE SIDING.

3. THE FIXED PANEL OF THE DINING ROOM PATIO DOOR HAS DAMAGE AND WILL NEED TO BE REPLACED. THERE IS DAMAGE AT THE BOTTOM BETWEEN THE PANES AND DAMAGE TO THE SIDE FRAME.

4. THERE IS ONE SPINDLE MISSING ON THE RIGHT SIDE OF THE FRONT PORCH.

THERE IS A CRACKED SPINDLE ON THE LEFT SIDE, APPROXIMATELY IN THE CENTER OF THE RAILING.

THE SIDE RAILS ON THE SMALL STEP DOWN AREA OF THE FRONT PORCH NEED TO BE SECURED TO THE POST. PRESENTLY THE NAILS ARE ALMOST PULLED OUT OF THE POST.

5. THE SPAN ON THE FLOOR JOIST APPEAR TO BE OVER SIXTEEN FEET. THERE HAVE BEEN SEVERAL TEMPORARY SUPPORTS PLACED UNDER THE HOUSE. THERE NEEDS TO BE ADDITIONAL SUPPORTS PLACED UNDER THE MASTER BEDROOM, THE FLOOR WAS BOUNCY ALONG THE END OF THE HOUSE.

SOME SMALL AREAS OF MOLD ON SOME FLOOR JOIST, THIS IS A VERY LIGHT TRACE AND IS TYPICAL OF THE HOMES INSPECTED ON THE SHORE.

6. THE POP OFF VALVE NEEDS TO BE PLUMBED DOWN THROUGH THE FLOOR FOR SAFETY.

THE HOT WATER HEATER IS SHOWING RUST AROUND THE BOTTOM OF THE CABINET, CONSIDERATION SHOULD BE TO REPLACE THIS BEFORE IT LEAKS AND CAUSES DAMAGE.

THE TOILET IN THE MASTER BATHROOM WAS LEAKING AROUND THE BASE OF THE TOILET ON THE DAY OF THE INSPECTION.

THE HOT WATER WAS NOT TURNED ON AT THE UTILITY SINK IN THE UTILITY ROOM.

7. THE SERVICE ENTRANCE CABLE ON THE OUTSIDE OF THE HOUSE NEEDS TO HAVE ADDITIONAL STRAPS TO SECURE THE CABLE TO THE SIDING.

8. THERE ARE A COUPLE OF OPENINGS IN THE BOTTOM OF THE MAIN PANEL THAT NEED TO HAVE BLANK COVERS PUT IN FOR SAFETY. THE PANEL NEEDS TO HAVE ADDITIONAL SCREWS PUT IN THE FRONT COVER.

9. THERE ARE SOME WIRES HANGING DOWN IN THE GARAGE NEXT TO THE GARAGE DOOR, THESE WIRES NEED TO BE PLACED IN A JUNCTION BOX WITH A COVER.

10. THE GFCI RECEPTACLE IN THE HALL BATH NEEDS TO BE REPLACED AND THE OTHER RECEPTACLES IN THE BATHROOM NEED TO BE GROUND FAULT PROTECTED.

THE RECEPTACLES OVER THE KITCHEN COUNTERTOP NEED TO BE GROUND FAULT PROTECTED.

THE RECEPTACLES IN THE MASTER BATHROOM NEEDS TO BE GROUND FAULT PROTECTED AND THE GFCI RECEPTACLE NEEDS TO BE REPLACED.

THE EXHAUST FAN IN THE HALL BATH IS NOISY.

11. THE EXTERIOR RECEPTACLES NEED TO BE GROUND FAULT PROTECTED.

THE RECEPTACLES IN THE GARAGE NEED TO BE GROUND FAULT PROTECTED.

THERE IS A COVER MISSING ON THE EXTERIOR SOFFIT LIGHT ON THE FRONT OF THE HOUSE.

12. THE FIRE PLACE FLUE NEEDS TO BE CHECKED AND POSSIBLY CLEANED PRIOR TO USING.

13. THERE IS MOLDING MISSING IN THE REAR OF SEVERAL CLOSETS AROUND THE DOORS.

SOME DOORS WOULD NOT LATCH SHUT AND WILL NEED TO BE ADJUSTED.

THE BIFOLD DOORS ARE MISSING IN THE CLOSET OF THE FIRST ROOM ON THE RIGHT, ACROSS FROM THE PANTRY.

14. THERE WAS A SMALL AMOUNT OF ROT DAMAGE TO THE FLOOR AND JAMB ON THE RIGHT SIDE OF THE PATIO DOOR IN THE FIRST ROOM ON THE RIGHT.

15. SOME SHEETROCK SEAMS IN THE MASTER BEDROOM CEILING NEEDS REPAIR.

THERE IS SOME PRIOR WATER DAMAGE TO THE WALL NEXT TO THE MASTER BATHROOM SHOWER.

16. THERE ARE SOME CRACKS IN THE TILE FLOOR OF THE MASTER BATHROOM SHOWER.

17. THERE IS SOME SMALL DAMAGE TO THE ALUMINUM TRIM ON THE LEFT SIDE OF THE LEFT GARAGE DOOR.

18. THE BOTTOM GASKET ON THE REFRIGERATOR IS DAMAGED.

19. UNABLE TO LIGHT THE REAR LEFT BURNER ON THE KITCHEN STOVE.

20. THERE APPEARS TO BE NO SWITCH FOR THE JUCUZZI THE UNIT HAS TO BE TURNED OFF IN THE BREAKER PANEL.

IT ALSO APPEARS THAT WHEN THE JUCUZZI IS DRAINED THERE NEEDS TO BE A HOSE CONNECTED UNDER THE HOUSE.

21. THE DRAIN LINE FOR THE FURNACE HAS BROKEN AND NEEDS TO BE REPAIRED.

Sample Report



Virginia Home Inspections

FILE NUMBER:

SECTION X

PICTURES



Hump in the roofing shingles over the breezeway.

Sample Report



Light fixture cover missing on the front.
Rail spindle missing on the front porch.





Hole in the roofing shingles on the right side of the house, next to the gable end. Shingles missing on the garage.





Siding has some exposed nails on the left gable end of main house.
Some rot on the rear fascia.





Fixed patio door in the living room is damaged. Rust around the pipe and the pop off valve is not plumbed down.





Rust around the bottom of the hot water heater.
Some rot damage on the left side of the first room on the right, floor and jamb.





Some prior water damage on the side of the shower wall.
Cracks in the shower floor.





Several temporary jacks under the house to support the span.
Furnace under the house.





Condensation line has broken.
The pipe sticking up on the right side appears to be the way the Jacuzzi is drained.

