



Total Picture Home Inspections  
10491 Hunting Hills Pl  
Oakton, VA 22124

[www.TotalPictureHomeInspections.com](http://www.TotalPictureHomeInspections.com)  
(703) 935-7987

## ***Home Inspection Contract***

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 before the appointment. An inspection report will not be issued until full payment is received.
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 within 24 hours of completion of the inspection. 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](http://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 corrections, 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 manufacturer's recalls, or the inspection of outbuildings. You understand that InterNACHI is not a party to this Agreement, has no control over 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 or 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. Unless specifically contracted, we will not perform a complete infrared scan of the home. Where possible, we will perform, using infrared scanning equipment, a representative inspection of areas of the home for moisture and air intrusion upon and within the structure of the home. We will examine, using infrared scanning equipment, noteworthy areas as observed by the inspector.
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.
6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend them to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

**CLIENT**

(Print Name) \_\_\_\_\_ (Date) \_\_\_\_\_ (Print Name) \_\_\_\_\_ (Date) \_\_\_\_\_

(Sign Name) \_\_\_\_\_ (Sign Name) \_\_\_\_\_

\_\_\_\_\_  
INSPECTOR (Date)

**Total Picture Home Inspections**

\_\_\_\_\_  
BUSINESS NAME

**Robert Lam**

\_\_\_\_\_  
INSPECTOR NAME

**10491 Hunting Hills Pl**

\_\_\_\_\_  
BUSINESS STREET ADDRESS

**Oakton, VA 22124**

\_\_\_\_\_  
BUSINESS CITY, STATE, ZIP CODE

**3380001847**

\_\_\_\_\_  
INSPECTOR LICENSE NUMBER