

Per the Virginia Board for Asbestos, Lead, and Home Inspectors regulations (18 VAC 15-40-120) the following exclusions are in addition (OR are a reiteration) to the basic agreement on the reverse:

The following categories are NOT covered by the home inspection:

- a. The condition of systems or components that are not readily accessible.
- b. The remaining life of any system or component.
- c. The strength, adequacy, effectiveness, or efficiency of any system or component.
- d. The causes of any condition or deficiency.
- e. The methods, materials, or costs of corrections.
- f. Future conditions including, but not limited to, failure of systems and components.
- g. The suitability of the property for any specialized use.
- h. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- i. The market value of the property or its marketability.
- j. The advisability of the purchase of the property.
- k. The presence of diseases harmful to humans or potentially hazardous plants or animals including, but not limited to, wood destroying organisms.
- l. The presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminates in soil, water, and air, radon, mold, lead or asbestos.
- m. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- n. The operating costs of systems or components.
- o. The acoustical properties of any system or component.
- p. The inspection of outbuildings.
- q. The common elements of condominiums or townhomes and any area / building / system maintained by an Association of Homeowners or other company.
- r. _____
- s. _____

Client's Initials acknowledging above _____