Virginia home inspection contract

18VAC15-40-120

Inspector	
Inspector Megan Shifflett	**License number** 3380001742
Business name Blue Ridge Home Inspections LLC	**NRS specialty** Yes
Business address 410 Preston Avenue, Charlottesville, VA 22903	
Phone or email (434) 555-0119	

Client and property
Client Thomas and Anika Herrera
Property address 1107 Rugby Road, Charlottesville, VA 22903

Scope and cost	
Areas and systems Structure, roof, exterior, interior, plumbing, electrical, heating, air conditioning	
Cost $595	**Estimated report date** November 18, 2026

Exclusions
Excluded items Detached garage, pool, mold, wood-destroying organisms, environmental hazards
This inspection does not review compliance with codes, including the Uniform Statewide Building Code. The report is based on visual observation and is not a guarantee, warranty, or insurance.

Virginia home inspection contract (continued)

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Disclosures and terms
Financial interests None
Repairs in prior 12 months None
Cancellation terms Free cancellation up to 24 hours before the inspection
Limits of liability Limited to the inspection fee, as stated in section 9

Signatures	
Client signature Anika Herrera (e-signed)	**Client signed on** November 14, 2026
Inspector signature Megan Shifflett	**Inspector signed on** November 14, 2026