

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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This Residential Property Inspection Services Agreement ("Agreement") is entered into between **Certified Inspectors, LLC** ("Inspector") and the individual(s) identified in the inspection order ("Client") for professional residential inspection services to be performed at the property identified in the inspection order ("Property").

This Agreement governs the General Home Inspection together with any Ancillary Inspection Services selected by the Client and identified in the Scope of Services and Fees. By executing this Agreement, the Client acknowledges that he or she has carefully read this Agreement, has had an opportunity to ask questions regarding its terms, understands its contents, and voluntarily agrees to be legally bound by all provisions contained herein, including all limitations, exclusions, disclaimers, indemnification provisions, limitation of liability provisions, and all applicable Schedules incorporated by reference. The Client further acknowledges that the inspection fee has been established in reliance upon the allocation of risk set forth in this Agreement.

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DEFINITIONS

For purposes of this Agreement, the following terms shall have the meanings set forth below.

Agreement means this Residential Property Inspection Services Agreement, together with all Schedules incorporated herein by reference.

Inspector means Certified Inspectors, LLC, including its owners, members, managers, officers, employees, licensed inspectors, agents, independent contractors, successors, and permitted assigns.

Client means the individual(s) or legal entity identified in the Scope of Services and Fees who contracts with the Inspector for inspection services and is responsible for payment under this Agreement.

Property means the residential real property identified in the Scope of Services and Fees, together with all improvements located thereon that are the subject of the Inspection.

Inspection means the professional visual inspection services performed pursuant to this Agreement.

Report means the written inspection report together with all photographs, videos, infrared images, drone imagery, sewer camera recordings, laboratory reports, sketches, notes, measurements, digital media, and supporting documentation generated during the Inspection.

Scope of Services and Fees means the inspection order, invoice, proposal, work order, electronic scheduling platform, or similar document identifying the inspection services purchased by the Client and the fees charged for those services.

Readily Accessible means capable of being safely observed without moving furniture, stored items, personal property, appliances, insulation, floor coverings, wall coverings, ceiling finishes, roofing materials, vegetation, or performing destructive or invasive procedures.

Material Defect means a condition that, in the professional judgment of the Inspector, significantly affects the value of the Property, presents an unreasonable risk to occupants, or materially impairs the normal function of a system or component. Cosmetic conditions, ordinary wear, deferred maintenance, and minor deficiencies may not be individually identified in the Report.

Ancillary Inspection Services means inspection services other than the General Home Inspection, including but not limited to Four Point Insurance Inspection, Wind Mitigation Inspection, Sewer Video Scope Inspection, Swimming Pool and Spa Inspection, Mold Assessment, Indoor Air Quality Testing, Water Quality Testing, Infrared Thermal Imaging, Drone Roof Inspection, Roof Certification, Irrigation Inspection, Generator Inspection, Elevator Inspection, and any additional residential inspection service identified in the Scope of Services and Fees.

Third-Party Warranty Provider means any independent company offering complimentary or optional warranty products associated with the Inspection. The Inspector is not the warranty provider unless expressly stated in writing.

1. Parties

This Agreement is entered into between the Inspector and the Client for the inspection services identified in the Scope of Services and Fees. The Inspector agrees to perform only those services specifically identified therein and paid for by the Client. Services not identified in the Scope of Services and Fees are expressly excluded unless added by written agreement executed before completion of the Inspection.

2. Purpose of the Inspection

The purpose of the Inspection is to provide the Client with an independent, professional opinion regarding the visible and Readily Accessible condition of the Property on the date and at the time of the Inspection. The Inspection is intended to identify Material Defects, significant deficiencies, deferred maintenance items, and safety concerns that, in the professional judgment of the Inspector, may warrant repair, replacement, monitoring, or further evaluation by appropriately qualified professionals.

The Inspection is based solely upon conditions existing and observable at the time it is performed. The Inspection is not technically exhaustive and is not intended to eliminate all risks associated with ownership, occupancy, or use of the Property. The Report reflects the Inspector's professional opinion based upon the conditions observed and should not be interpreted as a guarantee, warranty, insurance policy, or prediction of future performance, remaining useful life, or future failure of any system or component.

3. Scope of Services and Fees

The Inspector agrees to perform only those inspection services specifically identified in the Scope of Services and Fees. Only those services selected by the Client and paid for are included within the scope of this Agreement. Inspection services not identified in the Scope of Services and Fees are expressly excluded unless added by written agreement prior to completion of the Inspection.

The inspection fee shall be the amount identified in the Scope of Services and Fees. Payment in full is due prior to commencement of the Inspection unless otherwise agreed in writing. The Inspector reserves the right to withhold the Report until all amounts due have been paid in full.

Returned checks shall be subject to the maximum service charge permitted by Florida law. Past due balances shall accrue interest at the lesser of ten percent (10%) per annum or the maximum lawful rate. The Client agrees to pay all reasonable costs incurred in collecting unpaid amounts, including attorney's fees, court costs, collection expenses, and any fees charged by a collection agency.

The Client may cancel or reschedule the Inspection without penalty by providing at least forty-eight (48) hours' advance notice. Cancellations or rescheduling requests made with less than forty-eight (48) hours' notice may be subject to a cancellation or trip charge established by the Inspector.

If the Inspection cannot be completed because utilities are not activated, access is denied, weather conditions materially interfere with the Inspection, unsafe conditions exist, or circumstances beyond the Inspector's reasonable control prevent completion of the Inspection, the Inspector may suspend or terminate the Inspection and charge an additional trip or reinspection fee before returning to the Property.

Certain inspection services may include complimentary third-party warranty benefits or eligibility to purchase optional warranty programs. Such programs are separate from the Inspection services provided under this Agreement and are governed exclusively by the terms and conditions established by the applicable Third-Party Warranty Provider.

4. Scope of General Home Inspection (Primary Service)

If included in the Scope of Services and Fees and paid for by the Client, the General Home Inspection consists of a visual, non-invasive examination of the Readily Accessible systems and components of the Property. The Inspection is performed in accordance with Chapter 468, Part XV, Florida Statutes, and the Standards of Practice adopted by the Florida Department of Business and Professional Regulation, except as modified by this Agreement.

The General Home Inspection generally includes the visual examination of Readily Accessible roofing systems, roof drainage systems, exterior wall coverings, exterior doors and windows, attached decks, balconies and porches, structural components visible at the time of the Inspection, electrical systems, plumbing systems, heating systems, air-conditioning systems, interior rooms, walls, ceilings, floors, stairways, insulation, ventilation, built-in kitchen appliances, attached garages, accessible attic spaces, and visible site grading and drainage.

The General Home Inspection is limited to conditions existing and observable at the time of the Inspection. The Inspection is not intended to determine code compliance, engineering adequacy, structural design, remaining useful life, life expectancy, future performance, future failure, latent defects, concealed conditions, or the absence of defects not visible or not Readily Accessible on the date of the Inspection.

Luxury Home Inspection (Enhanced General Home Inspection)

When selected in the Scope of Services and Fees, a Luxury Home Inspection is provided as an enhanced General Home Inspection designed for luxury residences, custom homes, waterfront estates, and other high-value residential properties containing premium systems, specialty equipment, advanced technologies, and custom architectural features. In addition to the components ordinarily evaluated during a General Home Inspection, the Inspector may visually examine selected luxury residential systems and features, including, where applicable and within the agreed scope of services, smart home automation systems, advanced HVAC and climate control systems, private elevators and residential lifts, whole-house generators, wine cellars, home theaters and media rooms, resort-style pools and spas, outdoor living environments, marine-related residential features, security and surveillance systems, premium architectural finishes, and other specialty residential components.

A Luxury Home Inspection is intended to provide a significantly expanded visual assessment of the property's overall condition while maintaining the same non-invasive inspection methodology applicable to all residential inspections. The inspection is not technically exhaustive and does not constitute an engineering evaluation, code compliance inspection, manufacturer's certification, commissioning, calibration, performance testing, or operational verification of any system or component.

The Luxury Home Inspection may include visual observations of specialty residential systems, custom construction, premium finishes, and high-end residential features not ordinarily encountered in typical residential construction. The scope of the inspection is limited to those systems, components, and specialty features specifically identified in the Scope of Services and Fees and only to those items that are readily accessible, safely operable, and capable of being visually examined using non-invasive inspection methods at the time of the inspection. The Luxury Home Inspection remains subject to all terms, conditions, limitations, exclusions, and liability provisions contained in this Agreement together with the provisions of Schedule W – Luxury Home Inspection Limitations and Exclusions, which is incorporated herein by reference.

The Client acknowledges that luxury residences frequently incorporate proprietary technologies, custom-designed building systems, imported materials, one-of-a-kind architectural features, and specialty equipment requiring manufacturer-specific knowledge, programming, commissioning, or maintenance. Unless specifically stated otherwise in the Scope of Services and Fees, the Inspector does not inspect, certify, calibrate, commission, or warrant the operation, performance, efficiency, programming, cybersecurity, or code compliance of such specialty systems. Where appropriate, the Inspector may recommend further evaluation by qualified specialists, licensed contractors, engineers, manufacturers, or other subject matter experts.

Luxury Home Inspection Report Delivery

Due to the substantially expanded scope, increased documentation requirements, extensive photographic records, and additional analysis associated with a Luxury Home Inspection, the Client acknowledges that preparation of the inspection report requires significantly more time than a standard residential inspection report.

Unless otherwise agreed in writing, Luxury Home Inspection reports are generally delivered within two (2) to five (5) business days following completion of all scheduled inspection services. Report delivery times are estimates only and may be extended when additional ancillary inspections, laboratory analyses, specialty consultations, inaccessible conditions requiring follow-up evaluation, weather delays, unusually complex property conditions, or quality assurance review require additional time.

The Inspector may supplement, clarify, or amend the inspection report following its initial delivery when additional photographs, documentation, laboratory results, specialist input, or quality assurance review becomes available. Any supplemental information or revised report issued by the Inspector shall become part of the final Inspection Report and shall be subject to all terms and conditions of this Agreement.

5. Ancillary Inspection Services

If included in the Scope of Services and Fees and paid for by the Client, the Inspector may perform one or more Ancillary Inspection Services in addition to the General Home Inspection. Each Ancillary Inspection Service is a separate professional service with its own scope, limitations, exclusions, and conditions. The additional terms applicable to each service are incorporated into this Agreement through the corresponding Schedule.

Ancillary Inspection Services may include Four-Point Insurance Inspection, Wind Mitigation Inspection, Sewer Video Scope Inspection, Swimming Pool and Spa Inspection, Mold Assessment, Indoor Air

Quality Testing, Infrared Thermal Imaging, Drone Roof Inspection, Water Quality Testing, Roof Certification, Irrigation Inspection, Generator Inspection, Elevator Inspection, and other residential inspection services offered by the Inspector from time to time.

The performance of one Ancillary Inspection Service shall not expand the scope of any other service performed under this Agreement. Findings, observations, or opinions expressed during one service shall not be interpreted as modifying the scope, limitations, or conclusions of any other service unless expressly stated in the Report.

Each Ancillary Inspection Service is subject to the limitations, exclusions, disclaimers, and conditions contained in the corresponding Schedule, which is incorporated into and made part of this Agreement as though fully set forth herein.

6. Florida Home Inspector Licensing

The General Home Inspection shall be performed by or under the direct supervision of a Florida Licensed Home Inspector in accordance with Chapter 468, Part XV, Florida Statutes, and the applicable administrative rules governing the practice of home inspection within the State of Florida. Nothing contained in this Agreement shall be interpreted as expanding the scope of the Inspection beyond the requirements of Florida law, the applicable Standards of Practice, or the express terms and limitations contained herein. Where a conflict exists between applicable law and this Agreement, the provision affording the greater protection to the Inspector shall apply to the fullest extent permitted by law.

7. Not a Code Compliance Inspection

The Inspection is not intended to determine compliance with any federal, state, county, or municipal law, ordinance, regulation, building code, electrical code, plumbing code, mechanical code, energy code, fire code, accessibility standard, manufacturer's installation requirements, engineering standard, architectural specification, permit requirement, zoning regulation, or homeowners' association requirement. Any reference in the Report to an observed deficiency, unsafe condition, improper installation, or recommended repair is provided solely as a professional opinion intended to assist the Client in understanding the observed condition and shall not be interpreted as a determination of code compliance, engineering adequacy, or regulatory approval. The Inspector assumes no duty to identify code violations or to verify compliance with any governmental requirement unless specifically contracted in writing as a separate service.

8. Access to Property and Utilities

The Client shall ensure that the Inspector is provided with safe and reasonable access to the Property at the scheduled inspection time. All areas intended to be inspected shall be reasonably accessible, free from unreasonable hazards, and capable of being entered without damage to the Property or risk of injury.

The Client is responsible for ensuring that all utilities intended to be inspected, including electrical service, water service, fuel supplies, plumbing fixtures, heating systems, cooling systems, and permanently installed appliances, are activated and operational at the time of the Inspection unless otherwise disclosed to the Inspector in advance.

The Inspector assumes no duty to inspect any system or component that cannot be safely operated because of inactive utilities, restricted access, adverse weather, locked areas, personal property, stored materials, construction debris, pets, unsafe conditions, or any circumstance beyond the Inspector's reasonable control. Any portion of the Inspection omitted for these reasons shall not constitute an incomplete Inspection or a breach of this Agreement. A return visit, if requested by the Client and accepted by the Inspector, may be subject to an additional fee.

9. Reliance Upon Information Provided by Others

In performing the Inspection, the Inspector may receive or review information provided by the Client, seller, property owner, occupant, builder, contractor, subcontractor, property manager, homeowners' association, real estate professional, governmental agency, manufacturer, warranty provider, insurance representative, or other third party. Such information may be referenced in the Report solely for the convenience of the Client.

Unless expressly stated otherwise, the Inspector does not independently verify the accuracy, completeness, authenticity, or current validity of information supplied by others, including but not limited to the age of systems or components, repair history, maintenance records, permits, certificates of occupancy, warranties, engineering reports, contractor invoices, roof certifications, seller disclosures, municipal records, insurance documentation, manufacturer information, product registrations, service records, or contractor affidavits.

The Client acknowledges that the Inspector is entitled to reasonably rely upon information supplied by others without conducting an independent investigation into its accuracy. The Inspector assumes no responsibility for errors, omissions, inaccuracies, misrepresentations, or incomplete information contained in documents or statements prepared by third parties. When the Report references information obtained from contractor affidavits, engineering reports, permits, manufacturer certifications, municipal records, insurance documents, or similar third-party documentation, such reference shall not constitute an independent verification of that information by the Inspector.

10. General Inspection Limitations

The Inspection is a visual, non-invasive examination of the Property and is limited to conditions existing and observable at the time of the Inspection. The Inspection is not technically exhaustive and is not intended to identify every condition affecting the Property.

The Inspector is not required to move furniture, personal property, stored items, appliances, rugs, carpeting, insulation, ceiling tiles, wall coverings, floor coverings, roof coverings, vegetation, construction materials, or any other item that obstructs visibility or access. The Inspector is not required to dismantle equipment, remove access panels not intended for normal operation, perform destructive testing, excavate soil, remove finishes, ignite pilot lights, energize disconnected systems, operate shut-off valves, or enter any area that, in the Inspector's professional judgment, presents an unreasonable safety risk.

Many building components are concealed by finished surfaces, insulation, furnishings, personal property, stored materials, floor coverings, wall coverings, ceiling finishes, roof coverings, landscaping, or other obstructions. The Client acknowledges that concealed or latent defects may exist that cannot be

discovered without dismantling building components or performing destructive testing. The Inspector does not perform destructive testing and assumes no duty to discover concealed or latent defects.

The Report represents a snapshot of the visible condition of the Property on the date of the Inspection. Mechanical systems, plumbing systems, electrical equipment, roofing systems, appliances, structural components, and other building elements may fail, deteriorate, or develop defects at any time before or after the Inspection without prior warning. The absence of comments regarding any particular system or component shall not be interpreted as a representation that the system or component is free of defects.

Moisture intrusion may occur intermittently and may not be present or observable on the date of the Inspection. The absence of visible staining, elevated moisture readings, thermal anomalies, fungal growth, or other indicators of moisture intrusion shall not be interpreted as a representation that moisture intrusion has not occurred previously or will not occur in the future. Unless specifically included in the Scope of Services and Fees and paid for by the Client, the Inspection is not a leak investigation, forensic moisture survey, or building envelope evaluation.

Roof leaks frequently occur only under weather conditions that may not exist at the time of the Inspection. The absence of evidence of roof leakage during the Inspection shall not be interpreted as a representation that the roof has never leaked or will not leak in the future.

The Client acknowledges that every residential property requires routine maintenance. Conditions observed during the Inspection may change because of deferred maintenance, weather, normal aging, occupancy, repairs, renovations, modifications, or other factors occurring after the Inspection. The Inspector assumes no responsibility for conditions resulting from the failure to properly maintain the Property after the Inspection.

11. General Exclusions

Unless specifically included in the Scope of Services and Fees and paid for by the Client, the Inspection does not include engineering services, architectural services, structural calculations, cost estimating, construction management, permit verification, code compliance inspections, environmental assessments, mold assessments, indoor air quality testing, water quality testing, radon testing, lead testing, asbestos inspections, Chinese drywall evaluations, septic system inspections, well inspections, geological evaluations, soil testing, survey verification, underground utilities, underground storage tanks, pest inspections, wood-destroying organism inspections, marine inspections, seawall inspections, dock inspections, irrigation inspections, elevator inspections, generator inspections, solar photovoltaic systems, battery storage systems, security systems, smart home systems, litigation support, expert witness testimony, or any other service not expressly identified in the Scope of Services and Fees.

The omission of any excluded service from the Report shall not be interpreted as a representation that the excluded condition does not exist.

12. Environmental Conditions Disclaimer

Unless specifically included in the Scope of Services and Fees and paid for by the Client, the Inspection is not an environmental assessment. The Inspection is not intended to identify, evaluate, quantify, or report

upon mold, mildew, fungi, bacteria, viruses, allergens, asbestos, lead, radon, Chinese drywall, formaldehyde, volatile organic compounds (VOCs), contaminated soil, contaminated groundwater, underground storage tanks, hazardous materials, toxic substances, electromagnetic fields, indoor air quality, drinking water quality, carbon monoxide exposure, or any other environmental condition or contaminant.

The Inspector does not provide medical advice, industrial hygiene services, toxicological opinions, environmental engineering services, remediation protocols, health risk assessments, or recommendations regarding occupancy. The Client should consult appropriately qualified professionals regarding any environmental, medical, industrial hygiene, or remediation concerns identified before, during, or after the Inspection.

13. Third-Party Laboratory Services

If included in the Scope of Services and Fees and paid for by the Client, certain inspection services may require the collection of environmental or water samples for analysis by an independent third-party laboratory. Such services may include, but are not limited to, mold sampling, indoor air quality sampling, allergen testing, volatile organic compound (VOC) testing, bacteria testing, and water quality testing.

The Inspector does not perform laboratory analysis and assumes no duty to verify laboratory methodologies, testing protocols, analytical procedures, reporting formats, turnaround times, or the accuracy of laboratory findings. The Inspector is not responsible for any act, omission, error, delay, or interpretation of any independent laboratory.

Laboratory findings represent only the specific samples collected from the locations tested at the time of the Inspection. Laboratory reports are not a guarantee or representation of environmental conditions throughout the Property or at any future date.

The Inspector does not provide medical advice, toxicological opinions, industrial hygiene services, environmental engineering services, health risk assessments, or remediation protocols. The Client should consult appropriately qualified professionals regarding any medical, environmental, industrial hygiene, or remediation concerns.

14. Third-Party Warranty Programs

If included in the Scope of Services and Fees and paid for by the Client, certain inspection services may qualify the Client for complimentary or optional warranty programs administered by independent Third-Party Warranty Providers.

These warranty programs are offered solely as an additional client benefit and are separate from the Inspection services performed under this Agreement. Depending upon the services purchased, the Client may qualify for benefits such as roof leak protection, sewer and water line protection, mold protection, limited mechanical or structural protection, appliance recall monitoring, concierge utility connection services, or other programs offered by the applicable Third-Party Warranty Provider.

The Inspector is not the warranty provider, insurer, obligor, administrator, claims adjuster, repair contractor, or decision-maker with respect to any warranty program. The Inspector assumes no responsibility for determining eligibility, coverage, exclusions, deductibles, claim approval, claim denial, repair authorization, contractor selection, warranty interpretation, claim payments, or the performance of any warranty obligation.

Copies of all warranty agreements, terms and conditions, eligibility requirements, exclusions, limitations, deductibles, and claim procedures are available through the Certified Inspectors, LLC website. The Client acknowledges that it is the Client's responsibility to download, review, and understand those documents before relying upon any warranty coverage.

By executing this Agreement, the Client acknowledges having had the opportunity to review the applicable warranty documents and agrees that acceptance or use of any complimentary or optional warranty constitutes acceptance of the warranty provider's terms and conditions. The availability of any warranty shall not expand the Inspector's obligations under this Agreement or create any warranty or guarantee by the Inspector.

15. Optional Inspection Services

The following Optional Inspection Services are available only **if included in the Scope of Services and Fees and paid for by the Client**. Each Optional Inspection Service constitutes a separate professional service with its own scope, purpose, limitations, exclusions, and conditions. The applicable Schedule identified below is incorporated into this Agreement by reference and shall apply only to the corresponding service.

Four-Point Insurance Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Four Point Insurance Inspection is a limited visual inspection performed primarily for insurance underwriting purposes. The inspection generally evaluates the visible condition of the roofing system, electrical system, plumbing system, and heating and air conditioning system in accordance with the requirements of the applicable insurance carrier or inspection form. The inspection is not a comprehensive home inspection and does not determine the overall condition of the Property or guarantee eligibility for insurance coverage, renewal, premium discounts, or underwriting approval. Additional limitations, exclusions, and conditions are contained in **Schedule B**, which is incorporated herein by reference.

Wind Mitigation Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Wind Mitigation Inspection is performed to document visible wind-resistant construction features that may qualify the Property for insurance premium credits under applicable Florida insurance programs. The inspection documents observable construction characteristics and is not intended to certify structural adequacy, code compliance, or the ability of the Property to withstand future wind events. The Inspector does not determine insurance eligibility or premium credits, which remain solely within the discretion of the insurance carrier. Additional limitations, exclusions, and conditions are contained in **Schedule C**, which is incorporated herein by reference.

Sewer Video Scope Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Sewer Video Scope Inspection consists of a visual examination of the interior of the readily accessible sanitary sewer lateral by means of a specialized inspection camera introduced through an accessible cleanout or other suitable point of entry. The purpose of the inspection is to identify visually observable conditions affecting the accessible portions of the sewer lateral at the time of the Inspection. The inspection is not intended to determine the complete condition of underground piping, locate underground utilities, verify pipe depth, certify remaining useful life, evaluate hydraulic capacity, or predict future performance. Additional limitations, exclusions, and conditions are contained in **Schedule D**, which is incorporated herein by reference.

Swimming Pool and Spa Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Swimming Pool and Spa Inspection consists of a visual examination of the readily accessible structural and operational components of the pool and spa system existing at the time of the Inspection. The inspection generally includes the pool shell, interior finish, coping, deck, visible plumbing, circulation equipment, pumps, filters, valves, skimmers, returns, and other readily accessible permanently installed equipment. The inspection does not include leak detection, underground plumbing evaluation, electrical grounding, electrical bonding, underwater lighting analysis, pool heaters, salt chlorination systems, water chemistry, automation systems, wireless controls, mobile applications, or structural engineering unless specifically contracted as separate services. Additional limitations, exclusions, and conditions are contained in **Schedule E**, which is incorporated herein by reference.

Mold Assessment and Indoor Air Quality

If included in the Scope of Services and Fees and paid for by the Client, the Mold Assessment and Indoor Air Quality Inspection consists of a visual assessment and, when requested, the collection of environmental samples for laboratory analysis. The inspection is limited to conditions observed and samples collected at the time of the Inspection and is not intended to determine the complete environmental condition of the Property or guarantee the absence of mold or other airborne contaminants. Additional limitations, exclusions, and conditions are contained in **Schedule F**, which is incorporated herein by reference.

Infrared Thermal Imaging Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Infrared Thermal Imaging Inspection uses infrared imaging technology as a supplemental diagnostic tool to identify thermal patterns that may indicate concealed conditions requiring further evaluation. Thermal imaging is not an X-ray, does not see through building materials, and is dependent upon environmental conditions existing at the time of the Inspection. The absence of thermal anomalies shall not be interpreted as confirmation that concealed defects do not exist. Additional limitations, exclusions, and conditions are contained in **Schedule G**, which is incorporated herein by reference.

Drone Roof Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Drone Roof Inspection utilizes an unmanned aircraft system to obtain visual observations of roof areas that may not be safely accessible by conventional means. Drone operations are subject to weather conditions, airspace restrictions, FAA regulations, equipment limitations, and other operational constraints. The use of a drone does not constitute a guarantee that all roof defects will be identified, nor does it eliminate the limitations inherent in a visual inspection. Additional limitations, exclusions, and conditions are contained in **Schedule H**, which is incorporated herein by reference.

Water Quality Testing

If included in the Scope of Services and Fees and paid for by the Client, Water Quality Testing consists of collecting water samples for laboratory analysis in accordance with the testing package selected by the Client. Results are limited to the samples collected and analyzed and are subject to the limitations of the independent laboratory. Additional limitations, exclusions, and conditions are contained in **Schedule I**, which is incorporated herein by reference.

Roof Certification

If included in the Scope of Services and Fees and paid for by the Client, the Roof Certification is a limited visual evaluation of the observable condition of the roof covering for the purpose of completing a roof certification form requested by an insurance carrier or other third party. A Roof Certification is not a guarantee against future roof leaks or failures and does not extend the useful life of the roofing system. Additional limitations, exclusions, and conditions are contained in **Schedule J**, which is incorporated herein by reference.

Irrigation System Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Irrigation System Inspection consists of a limited visual and operational evaluation of the readily accessible components of the permanently installed landscape irrigation system. The inspection is intended to identify readily observable deficiencies affecting the general operation of the system and may include operation of irrigation zones using normal system controls when water service is available. The inspection does not include underground piping, pressure testing, leak detection, hydraulic analysis, irrigation design, controller programming, or backflow certification. Additional limitations, exclusions, and conditions are contained in **Schedule K**, which is incorporated herein by reference.

Generator Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Generator Inspection consists of a limited visual and operational evaluation of the readily accessible components of a permanently installed standby generator system. When practical and safe, the Inspector may operate the generator using the manufacturer's normal operating controls to observe its general operation. The inspection is not a load bank test, commissioning service, preventive maintenance inspection, electrical

engineering evaluation, or guarantee of future performance during a power outage. Additional limitations, exclusions, and conditions are contained in **Schedule L**, which is incorporated herein by reference.

Elevator, Residential Lift & Accessibility Lift Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Elevator, Residential Lift, and Accessibility Lift Inspection consists of a limited visual and operational evaluation of the readily accessible components of permanently installed residential elevators, wheelchair lifts, platform lifts, inclined platform lifts, and stair lifts. The inspection is limited to normal operating controls and readily accessible components and is not an ASME safety inspection, annual certification, engineering evaluation, code compliance inspection, or guarantee of future performance. Additional limitations, exclusions, and conditions are contained in **Schedule M**, which is incorporated herein by reference.

Foundation Certification

If included in the Scope of Services and Fees and paid for by the Client, the Foundation Certification consists of a limited visual evaluation of the readily accessible foundation components for the purpose of documenting their observable condition. Unless specifically stated otherwise, the inspection does not include engineering analysis, structural calculations, soil testing, geotechnical evaluations, destructive testing, or verification of building code compliance. Any certification provided is limited to the scope described in the Report and should not be interpreted as a structural engineering opinion or guarantee of future performance. Additional limitations, exclusions, and conditions are contained in **Schedule N**, which is incorporated herein by reference.

Room Addition / Alteration Certification

If included in the Scope of Services and Fees and paid for by the Client, the Room Addition or Alteration Certification consists of a limited visual evaluation of the observable construction associated with the identified addition or alteration for the purpose requested by the Client or a third party. Unless specifically contracted otherwise, the inspection does not include engineering services, verification of permits, building code compliance, zoning compliance, concealed construction, or structural calculations. Additional limitations, exclusions, and conditions are contained in **Schedule O**, which is incorporated herein by reference.

Pre-Listing Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Pre-Listing Inspection consists of a General Home Inspection performed for the benefit of the property owner prior to marketing the Property for sale. The inspection is intended to identify readily observable Material Defects and significant deficiencies that may assist the Client in preparing the Property for listing. The inspection remains subject to all limitations applicable to the General Home Inspection, and any subsequent purchaser or third party may not rely upon the Report without the Inspector's prior written consent. Additional limitations, exclusions, and conditions are contained in **Schedule P**, which is incorporated herein by reference.

Residential Roof Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Residential Roof Inspection consists of a detailed visual evaluation of the readily accessible roofing system, including the roof covering, flashings, drainage components, penetrations, and other visible roof elements. The inspection may include the use of drones, infrared thermal imaging, or other non-invasive technologies when specifically included. The inspection is not a leak detection service, structural engineering evaluation, or warranty of the roof's future performance unless expressly stated otherwise. Additional limitations, exclusions, and conditions are contained in **Schedule Q**, which is incorporated herein by reference.

Repair Estimate

If included in the Scope of Services and Fees and paid for by the Client, the Repair Estimate consists of the Inspector's opinion regarding the approximate cost of repairing or replacing selected deficiencies identified during the Inspection. Repair estimates are provided solely for budgeting and planning purposes and are not contractor bids, construction proposals, warranties, or guarantees of actual costs. Final repair costs may vary due to market conditions, labor availability, concealed conditions, permitting requirements, design changes, or contractor pricing. Additional limitations, exclusions, and conditions are contained in **Schedule R**, which is incorporated herein by reference.

Insurance Claims Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Insurance Claims Inspection consists of documenting visible property conditions that may assist the Client in presenting information to an insurance carrier regarding a reported loss. The inspection is limited to documenting observable conditions and does not include insurance adjusting services, coverage determinations, causation analysis, appraisal services, legal opinions, claim negotiation, or representations regarding insurance coverage or claim payment. Additional limitations, exclusions, and conditions are contained in **Schedule S**, which is incorporated herein by reference.

Cast Iron Drain Pipe Evaluation

If included in the Scope of Services and Fees and paid for by the Client, the Cast Iron Drain Pipe Evaluation consists of a visual evaluation of the readily accessible cast iron drain piping and may include a Sewer Video Scope Inspection when specifically included in the Scope of Services and Fees. The inspection is intended to identify observable conditions such as corrosion, scaling, deterioration, offsets, root intrusion, standing water, or other apparent deficiencies. The evaluation is not a pressure test, leak detection service, or guarantee of the remaining service life of the drainage system. Additional limitations, exclusions, and conditions are contained in **Schedule T**, which is incorporated herein by reference.

Rental / Move-In / Move-Out Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Rental, Move-In, or Move-Out Inspection consists of documenting the observable condition of the Property at the time of the Inspection for the purpose of establishing its general condition before or after occupancy. The inspection is limited to visible and readily accessible components and is not intended to identify every cosmetic imperfection or establish responsibility for normal wear and tear. Additional limitations, exclusions, and conditions are contained in **Schedule U**, which is incorporated herein by reference.

Water Well Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Water Well Inspection consists of a visual and operational evaluation of the readily accessible components of the private well system, including the well head, pressure tank, pressure controls, visible piping, and normal system operation. The inspection does not include well yield testing, pump capacity testing, aquifer evaluation, underground piping, water quality analysis unless separately contracted, or regulatory compliance determinations. Additional limitations, exclusions, and conditions are contained in **Schedule V**, which is incorporated herein by reference.

New Construction Inspection

A New Construction Inspection is a visual, non-invasive inspection of the readily accessible components of a newly constructed dwelling at the stage of construction identified in the Work Order, which may include a pre-drywall inspection, final inspection prior to closing, warranty inspection, or another construction phase as specified. The purpose of the inspection is to identify readily observable material defects, incomplete workmanship, installation deficiencies, or conditions that, in the Inspector's professional judgment, may warrant correction or further evaluation.

The inspection is performed as an independent quality assurance evaluation for the Client's benefit and is not intended to determine compliance with building codes, municipal permitting requirements, manufacturer's installation standards, engineering specifications, architectural plans, construction contracts, or applicable laws or regulations. The inspection is not a substitute for inspections performed by municipal building departments, code officials, engineers, architects, or specialty contractors. The Inspector does not supervise construction, approve workmanship, certify construction quality, guarantee completion of the project, or assume responsibility for the Builder's obligations. The inspection is subject to the limitations, exclusions, and conditions contained in the **Schedule X** of Limitations and Exclusions – New Construction Inspection, which is incorporated into this Agreement by reference.

Wood Destroying Organism (WDO) / Termite Inspection

If included in the Scope of Services and Fees and paid for by the Client, the Company will arrange for a Wood Destroying Organism (WDO) Inspection to be performed by an independent Florida-licensed pest control company. The inspection consists of a visual inspection for evidence of visible wood-destroying organisms or conditions conducive to infestation. Unless otherwise stated, the inspection is performed in accordance with applicable Florida laws and regulations and is limited to readily accessible areas. The inspection is not a guarantee that wood-destroying organisms are absent, nor does it include concealed

areas, destructive testing, or prediction of future infestations. Additional limitations, exclusions, and conditions are contained in Schedule Y, which is incorporated herein by reference.

16. Ownership and Authorized Use of the Report

The Report, together with all photographs, videos, infrared images, drone imagery, sewer camera recordings, laboratory reports, sketches, diagrams, measurements, field notes, digital media, and all other documentation generated during the Inspection (collectively, the "Inspection File"), shall remain the exclusive intellectual property of the Inspector and shall be protected by applicable copyright and intellectual property laws.

Upon payment in full of all fees due under this Agreement, the Client is granted a limited, non-exclusive, non-transferable license to use the Report solely for the purchase, sale, ownership, financing, insurance, maintenance, or management of the Property. No ownership rights in the Report or Inspection File are transferred to the Client.

The Report is prepared exclusively for the Client identified in the Scope of Services and Fees. Except as expressly permitted by this Agreement, the Report shall not be altered, modified, excerpted, reproduced, sold, licensed, assigned, commercially distributed, or published without the prior written consent of the Inspector.

The Inspector reserves the right to retain the Inspection File for the period required by applicable law or the Inspector's document retention policy.

17. Marketing, Educational Use, and Confidentiality

The Client acknowledges that the Inspector may use photographs, infrared images, drone imagery, sewer camera recordings, and other visual media obtained during the Inspection for quality control, employee training, continuing education, litigation defense, professional presentations, marketing, website content, social media, educational publications, and promotional materials.

The Inspector shall make reasonable efforts to remove or obscure personally identifiable information, including the Client's name, contact information, and street address, before publicly displaying such media unless the Client provides separate written authorization.

Nothing contained in this Agreement authorizes the Inspector to disclose the complete Report or confidential personal information except to the Client, as required by law, or with the Client's written authorization.

18. Risk Allocation and Indemnification

The Client acknowledges that the Inspection is a limited visual evaluation intended to reduce, but not eliminate, the risks associated with ownership or occupancy of the Property. The Client further acknowledges that the inspection fee reflects the allocation of risk established by this Agreement and agrees that the provisions of this Section constitute a material part of the consideration supporting this Agreement.

The Report is prepared solely for the exclusive use and benefit of the Client. The Inspector assumes no duty of care or contractual obligation to any person or entity other than the Client unless the Inspector provides prior written authorization expressly extending reliance upon the Report.

If the Client provides, distributes, forwards, uploads, emails, or otherwise makes the Report available to any third party, including but not limited to purchasers, sellers, family members, heirs, tenants, contractors, insurance companies, lenders, attorneys, engineers, architects, governmental agencies, real estate professionals, property managers, or any other person or entity, the Client agrees to defend, indemnify, and hold harmless the Inspector, together with its owners, members, managers, officers, employees, inspectors, agents, subcontractors, successors, and assigns, from and against any and all claims, demands, causes of action, liabilities, damages, judgments, losses, costs, attorney's fees, expert witness fees, and court costs arising from or related to such third-party reliance.

To the fullest extent permitted by Florida law, the Client further agrees to defend, indemnify, and hold harmless the Inspector from any claim arising out of or relating to concealed or latent defects, inaccessible conditions, excluded systems or components, repairs or alterations performed after the Inspection, contractor or builder work, deferred maintenance, environmental conditions, conditions developing after the Inspection date, misuse or alteration of the Report, or any matter outside the scope of the Inspection or the Optional Inspection Services purchased by the Client.

The Client acknowledges that each Optional Inspection Service is a limited professional service intended to reduce risk but not eliminate risk. The Client agrees that the Inspector shall not be responsible for insurance underwriting decisions, denial of insurance credits, sewer backups, underground pipe failures, concealed plumbing defects, pool leaks, concealed roof leaks, moisture intrusion not observable at the time of the Inspection, thermal anomalies, drone flight restrictions, laboratory findings, mold growth occurring after the Inspection, future equipment failures, or any other condition excluded by this Agreement or the applicable Schedule.

The Client further agrees to release, defend, indemnify, and hold harmless all real estate brokers, brokerage firms, sales associates, transaction coordinators, and other licensed real estate professionals involved in the transaction from any claim arising solely from the Inspection or the Report, recognizing that such persons neither performed nor supervised the Inspection and are not responsible for the Inspector's findings or conclusions. This provision shall not limit any independent claim the Client may otherwise have against such persons for matters unrelated to the Inspection.

The provisions of this Section shall survive completion of the Inspection, delivery of the Report, acceptance of the Report, closing of any real estate transaction, and termination of this Agreement.

19. Notice of Claims and Opportunity to Reinspect

If the Client believes that the Inspector has failed to report a visually observable condition within the agreed scope of the Inspection, the Client shall provide written notice to the Inspector within seven (7) calendar days after discovery of the alleged error or omission. The notice shall identify the specific condition giving rise to the claim and provide sufficient detail to permit the Inspector to evaluate the allegation.

Except where immediate action is reasonably necessary to prevent additional property damage or protect the health or safety of occupants, neither the Client nor any person acting on the Client's behalf shall alter, repair, replace, remove, or otherwise modify the condition complained of until the Inspector has been provided a reasonable opportunity to reinspect the Property.

Failure to provide the Inspector with notice and a reasonable opportunity to reinspect the alleged condition before repairs or alterations are performed shall constitute a material breach of this Agreement and may bar or limit any claim to the extent the Inspector is prejudiced by the inability to observe the original condition.

20. Repair Cost Estimates

Any repair estimates, replacement costs, reserve estimates, maintenance budgets, or opinions regarding probable repair costs contained in the Report or communicated verbally are provided solely as a courtesy to assist the Client in understanding the significance of observed conditions.

The Inspector is not a licensed general contractor, construction estimator, or cost consultant and makes no representation regarding the actual cost of repairs or replacement. Actual repair costs may vary substantially depending upon concealed conditions, contractor pricing, labor availability, material costs, permit requirements, code upgrades, engineering requirements, market conditions, and the ultimate scope of work required.

The Client agrees to obtain independent estimates from appropriately licensed contractors before authorizing repairs. The Inspector assumes no responsibility for any difference between estimated costs and actual repair costs.

21. Limitation of Liability

The Client acknowledges that the Inspection is a limited visual evaluation of the Property and that the inspection fee charged by the Inspector reflects the limited nature of the services provided, the inability to discover every existing or potential defect, and the allocation of risk agreed upon by the parties in this Agreement. The Client further acknowledges that, absent the limitations contained herein, the inspection fee would be substantially greater.

The Inspection is intended to reduce, but not eliminate, the risks associated with purchasing, owning, occupying, or maintaining the Property. Because many conditions are concealed, inaccessible, intermittent, or not observable on the date of the Inspection, the Inspector cannot and does not represent that every defect, deficiency, or adverse condition will be discovered or reported.

To the fullest extent permitted by Florida law, if the Inspector, or any of its owners, members, managers, officers, employees, inspectors, agents, subcontractors, successors, or assigns, is found liable for any loss, damage, claim, expense, or liability arising out of or relating to this Agreement, the Inspection, the Report, or any Optional Inspection Service, whether based upon contract, negligence, negligent misrepresentation, statutory liability, or any other legal theory, the maximum aggregate liability shall be limited to the amount of the inspection fee actually paid by the Client for the specific inspection service giving rise to the claim.

The Inspector shall not be liable for consequential, incidental, indirect, exemplary, punitive, or special damages, including but not limited to loss of use, loss of market value, loss of profits, relocation expenses, temporary housing expenses, increased financing costs, increased insurance premiums, business interruption, emotional distress, or damages arising after the date of the Inspection.

The parties acknowledge that actual damages arising from an alleged inspection error may be difficult or impossible to determine at the time this Agreement is executed. Accordingly, the limitation of liability contained herein represents a fair and reasonable allocation of risk negotiated by the parties and is intended to constitute an enforceable limitation of damages and not a penalty.

The provisions of this Section shall survive completion of the Inspection, delivery of the Report, closing of any real estate transaction, and termination of this Agreement.

22. Disclaimer of Warranties

The Inspection and Report constitute the professional opinions of the Inspector based solely upon conditions observed at the time of the Inspection. The Report is not a guarantee, warranty, insurance policy, or certification that the Property or any system or component is free from defects or will continue to perform in the future.

Except for any warranty that may be provided exclusively by an independent Third-Party Warranty Provider, the Inspector expressly disclaims all express and implied warranties, including but not limited to any warranty of merchantability, fitness for a particular purpose, habitability, future performance, workmanship, code compliance, structural adequacy, regulatory compliance, or suitability for any intended use.

Nothing contained in the Report shall be interpreted as a representation regarding the remaining useful life of any system or component or as a guarantee that repairs, replacements, or further evaluation will not become necessary after the Inspection.

23. Mediation

As a condition precedent to the commencement of any legal action arising out of or relating to this Agreement, the Inspection, the Report, or any Optional Inspection Service, the Client and the Inspector agree to participate in non-binding mediation.

The mediation shall be conducted in Palm Beach County, Florida, before a mediator mutually selected by the parties. If the parties are unable to agree upon a mediator, either party may petition a court of competent jurisdiction to appoint one.

Unless otherwise agreed in writing, the parties shall share the mediator's fee equally. Each party shall bear its own attorney's fees and costs incurred in connection with the mediation.

Participation in mediation shall not waive any legal right or remedy otherwise available to either party.

24. Attorney's Fees

In any action, arbitration, mediation enforcement proceeding, or litigation arising out of or relating to this Agreement, the Inspection, the Report, or any Optional Inspection Service, the prevailing party shall be entitled to recover its reasonable attorney's fees, paralegal fees, expert witness fees, investigation expenses, court costs, appellate attorney's fees, appellate costs, collection costs, and all other reasonable litigation expenses incurred before trial, at trial, on appeal, and in any bankruptcy or post-judgment proceeding.

25. Waiver of Jury Trial

THE CLIENT AND THE INSPECTOR KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE INSPECTION, THE REPORT, OR ANY OPTIONAL INSPECTION SERVICE.

THE PARTIES ACKNOWLEDGE THAT THIS WAIVER IS A MATERIAL INDUCEMENT TO ENTER INTO THIS AGREEMENT AND THAT EACH PARTY HAS HAD THE OPPORTUNITY TO CONSULT WITH LEGAL COUNSEL BEFORE EXECUTING THIS AGREEMENT.

26. Florida Statute § 558.035

The Client acknowledges that the Inspector performs professional services through a Florida limited liability company. Pursuant to Section 558.035, Florida Statutes, and to the fullest extent permitted by applicable law, no owner, member, manager, officer, licensed inspector, employee, or agent of the Inspector shall be personally liable for damages arising from professional services performed within the course and scope of his or her employment or agency, except as otherwise provided by law.

Nothing contained in this Agreement shall be interpreted as creating any personal duty or personal liability on the part of any individual associated with the Inspector beyond that imposed by applicable Florida law.

27. Governing Law and Exclusive Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to its conflict of laws principles.

The parties agree that exclusive venue for any mediation, lawsuit, or judicial proceeding arising out of or relating to this Agreement, the Inspection, the Report, or any Optional Inspection Service shall lie exclusively in the state courts located in Palm Beach County, Florida, or, where federal jurisdiction exists, the United States District Court having jurisdiction over Palm Beach County.

The Client knowingly and voluntarily submits to the personal jurisdiction of such courts and waives any objection based upon improper venue or forum non conveniens.

28. Electronic Signatures

The parties agree that this Agreement may be executed electronically and that electronic signatures, digital signatures, click-through acceptance, and signatures obtained through Spectora, ISN, DocuSign, Zoho Sign, Adobe Acrobat Sign, or any other recognized electronic signature platform shall be deemed original signatures and shall have the same force and effect as handwritten signatures.

Electronic copies of this Agreement shall be admissible in any legal proceeding to the same extent as original documents.

29. Severability

If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect and shall be construed to most closely reflect the original intent of the parties while preserving the maximum enforceability of this Agreement.

The invalidity of any single provision shall not affect the validity or enforceability of any other provision.

30. Entire Agreement

This Agreement, together with the Scope of Services and Fees and all applicable Schedules incorporated herein by reference, constitutes the complete and exclusive agreement between the Inspector and the Client regarding the Inspection and supersedes all prior oral or written negotiations, discussions, representations, proposals, advertising materials, website content, brochures, emails, text messages, and other communications relating to the services provided.

No amendment, modification, waiver, or supplement to this Agreement shall be valid unless made in writing and signed by both the Client and the Inspector.

No oral statement or representation made by the Inspector, any employee of the Inspector, any real estate professional, or any other person shall modify or expand the obligations assumed by the Inspector under this Agreement unless expressly incorporated herein.

31. Client Acknowledgment

By signing this Agreement, the Client acknowledges that he or she has carefully read this Agreement in its entirety, understands its terms, has had the opportunity to ask questions and consult with legal counsel if desired, and voluntarily agrees to be bound by all of its provisions.

The Client further acknowledges that the Inspection is a limited visual evaluation of the Property performed in accordance with the scope described herein and that concealed defects, latent conditions, intermittent problems, and conditions that are not visible or Readily Accessible at the time of the Inspection may exist.

The Client acknowledges that this Agreement contains important provisions affecting the legal rights of the parties, including limitations of liability, limitations on third-party reliance, indemnification obligations, disclaimers of warranties, dispute resolution procedures, and restrictions on the use of the Report, all of which constitute material terms of this Agreement.

The Client further acknowledges that any Optional Inspection Services purchased are governed by the applicable Schedules incorporated into this Agreement and that any complimentary or optional third-party warranty program is administered exclusively by the applicable Third-Party Warranty Provider. The Client acknowledges having had the opportunity to review the warranty terms available through the Inspector's website and agrees that acceptance or use of any such warranty constitutes acceptance of the warranty provider's terms and conditions.

By executing this Agreement electronically or in writing, the Client confirms acceptance of all terms and conditions contained herein.