

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE A

GENERAL HOME INSPECTION LIMITATIONS, EXCLUSIONS AND CONDITIONS

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if the **General Home Inspection** is included in the Scope of Services and Fees and paid for by the Client. In the event of a conflict between this Schedule and the Agreement, this Schedule shall control only with respect to the General Home Inspection.

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1. Purpose

The General Home Inspection is a visual, non-invasive evaluation of the readily accessible systems and components of the Property as they exist at the date and time of the Inspection. The purpose of the Inspection is to assist the Client in understanding the general condition of the Property by identifying

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Material Defects, significant deficiencies, and safety concerns that are visible and readily accessible using the professional judgment of the Inspector. The Inspection is intended to reduce, but not eliminate, the risks associated with purchasing, owning, or occupying the Property.

2. General Standard

The Inspection is performed in accordance with Chapter 468, Part XV, Florida Statutes, the applicable Standards of Practice adopted by the Florida Department of Business and Professional Regulation ("DBPR"), and the terms of the Agreement. Where the Agreement imposes limitations that are consistent with Florida law, those limitations shall govern.

The Inspection is not technically exhaustive and does not include dismantling, destructive testing, engineering calculations, code enforcement activities, or the verification of concealed conditions.

3. Representative Number

Where multiple substantially identical components exist, including but not limited to windows, doors, electrical receptacles, light fixtures, plumbing fixtures, HVAC registers, cabinets, appliances, or similar components, the Inspector may inspect and operate only a Representative Number using professional judgment. The Inspector is not required to inspect every identical component. Conditions affecting components not inspected may exist and may not be identified in the Report.

4. Readily Accessible Areas

The Inspection is limited to systems and components that are Readily Accessible at the time of the Inspection. The Inspector is not required to move furniture, stored items, personal belongings, carpeting, rugs, insulation, ceiling tiles, wall coverings, floor coverings, suspended ceilings, vegetation, construction materials, vehicles, boats, trailers, or any other item restricting access or visibility.

The Inspector is not required to enter any area that, in the Inspector's sole professional judgment, presents an unreasonable safety hazard or potential for property damage.

5. Roofing System

The roof inspection consists of a visual examination of the roof covering, flashing, penetrations, drainage components, and other readily accessible roofing elements.

The Inspection is not intended to determine:

- Remaining useful life.
- Future watertight performance.
- Compliance with building codes.
- Manufacturer installation requirements.
- Wind resistance.
- Structural adequacy.
- Concealed moisture beneath roof coverings.
- Hidden fasteners or underlayment conditions.

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

6. Structural Components

The Inspection includes readily accessible structural components visible at the time of the Inspection.

The Inspector does not determine:

- Structural design adequacy.

- Engineering calculations.
- Foundation settlement analysis.
- Soil movement.
- Load-bearing capacity.
- Structural code compliance.

Any indication of structural movement, settlement, deflection, cracking, or other conditions suggesting possible structural concerns should be further evaluated by a licensed Professional Engineer.

7. Electrical System

The electrical inspection consists of a visual evaluation of the readily accessible electrical system.

The Inspector is not required to:

- Remove panel covers where unsafe.
- Remove dead fronts that cannot be safely removed.
- Test AFCI or GFCI devices under every operating condition.
- Determine conductor sizing by calculation.
- Verify grounding or bonding beyond visible conditions.
- Evaluate low-voltage systems.
- Inspect concealed wiring.
- Predict future equipment failure.

The Inspection is not intended to determine the adequacy of the electrical system for future electrical loads.

8. Plumbing System

The plumbing inspection is limited to visible and readily accessible supply piping, drain piping, fixtures, faucets, and water heating equipment.

The Inspection does not include:

- Underground piping.
- Pressure testing.
- Leak detection.
- Sewer line evaluation (unless separately contracted).
- Water quality analysis (unless separately contracted).
- Pipe flow calculations.
- Remaining useful life.
- Water treatment systems unless specifically included.

Leaks may occur intermittently and may not be observable during the Inspection.

9. Heating and Air Conditioning Systems

The HVAC inspection consists of normal operating controls and readily accessible components.

The Inspection is not intended to determine:

- Capacity calculations.
- Indoor air quality.
- Duct leakage.
- Refrigerant charge by gauges.
- Remaining useful life.
- Future performance.
- Manufacturer warranty status.

The Inspector is not required to operate equipment when weather conditions make operation unsafe or contrary to manufacturer recommendations.

10. Interior Components

The interior inspection includes readily accessible walls, ceilings, floors, windows, doors, stairways, cabinets, countertops, representative electrical devices, representative plumbing fixtures, and permanently installed appliances included within the scope of the General Home Inspection.

Cosmetic conditions, paint defects, nail pops, minor drywall imperfections, flooring scratches, normal wear and tear, and other aesthetic conditions may not be individually identified in the Report unless, in the Inspector's judgment, they are indicative of a Material Defect.

11. Exterior Components

The exterior inspection includes visible siding, trim, soffits, fascia, doors, windows, attached walkways, driveways, patios, grading, drainage, and other readily accessible exterior components.

The Inspection does not determine property boundary lines, grading design, future settlement, drainage performance during storm events, or compliance with municipal drainage requirements.

12. Attics and Crawlspace

Attics and crawlspaces are inspected only when readily accessible and when, in the Inspector's professional judgment, entry can be made safely without causing property damage or creating an unreasonable safety risk.

The Inspector is not required to traverse areas where framing, insulation, stored property, limited clearance, excessive heat, standing water, exposed wiring, biological hazards, or other unsafe conditions exist.

13. Moisture Intrusion

The Inspection is not a moisture intrusion investigation, forensic building envelope evaluation, or leak detection service.

Visible staining, elevated moisture meter readings, or infrared thermal anomalies may indicate conditions requiring further evaluation but do not determine the source, duration, or extent of moisture intrusion.

Conversely, the absence of visible staining, elevated moisture readings, or thermal anomalies shall not be interpreted as confirmation that moisture intrusion has never occurred or will not occur in the future.

14. General Exclusions

Unless specifically included as an Optional Inspection Service, the General Home Inspection does not include:

- Mold assessment or mold testing.
- Indoor air quality testing.
- Water quality testing.
- Radon testing.
- Asbestos inspections.
- Lead inspections.
- Chinese drywall evaluation.
- Septic systems.
- Wells.
- Irrigation systems.
- Swimming pools and spas.
- Sewer video inspections.
- Dock, seawall, or marine structures.

- Elevators.
- Lifts.
- Solar energy systems.
- Battery storage systems.
- Security systems.
- Smart home automation.
- Low-voltage systems.
- Pest or wood-destroying organism inspections.
- Environmental assessments.
- Geological or geotechnical evaluations.
- Surveying.
- Engineering services.
- Cost estimates.
- Litigation support.
- Expert witness services.

15. Client Acknowledgment

The Client acknowledges that the General Home Inspection is a limited visual inspection of the Property and is not a warranty, guarantee, insurance policy, engineering study, code compliance inspection, or prediction of future performance. The Client further acknowledges that concealed defects, latent conditions, intermittent problems, and conditions that are not visible or Readily Accessible at the time of the Inspection may exist and may not be identified in the Report. The Client understands that ownership of real property involves inherent risk and that the Inspection is intended to reduce, but not eliminate, those risks. The Client agrees that this Schedule forms an integral part of the Agreement and shall be interpreted together with all other applicable provisions of the Agreement.