

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

11419 West Palmetto Park Road #971032 • Boca Raton, Florida 33497

(561) 570-6311 • www.certifiedinspectors.com

SCHEDULE H

DRONE ROOF INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Drone Roof Inspection** is identified 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 Drone Roof Inspection.

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1. Purpose

The purpose of the Drone Roof Inspection is to supplement the visual inspection by utilizing an Unmanned Aircraft System ("UAS" or "Drone") to obtain photographs and video of roof areas that may be inaccessible or unsafe to inspect by conventional means. The Drone Inspection is intended to improve visual observation of roofing materials and related components while reducing unnecessary risk to the Inspector.

The Drone Roof Inspection is not a substitute for a comprehensive roof inspection, engineering evaluation, leak investigation, or roof certification unless specifically included as a separate Optional Inspection Service.

2. Scope of Inspection

The Drone Roof Inspection generally consists of obtaining aerial photographs and video of readily visible roof areas and may include observations of:

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- Roof coverings.
- Ridge caps.
- Hip caps.
- Rake details.
- Valleys.
- Flashings.
- Roof penetrations.
- Plumbing vent flashings.
- Chimneys.
- Skylights.
- Solar equipment (visual only).
- Roof-mounted HVAC equipment (visual only).
- Gutters.
- Roof drainage components.
- Visible storm damage.
- General roof conditions.

The Drone may also be used to obtain photographs of elevated exterior components that cannot be safely observed from the ground.

3. Operational Limitations

Drone operations are subject to numerous conditions beyond the Inspector's control, including:

- Weather conditions.
- Rain.
- High winds.
- Lightning.
- Fog.
- Restricted visibility.
- Temporary Flight Restrictions (TFRs).
- FAA airspace restrictions.
- Airport proximity.
- Military airspace.
- Government restrictions.
- Signal interference.
- GPS interference.
- Magnetic interference.
- Battery limitations.
- Equipment malfunction.
- Unsafe flight conditions.
- Trees.
- Utility lines.
- Nearby structures.
- Wildlife.
- Occupants or neighboring properties.

If, in the Inspector's professional judgment, safe drone operation is not possible, the Drone Roof Inspection may be limited, postponed, substituted with another safe inspection method, or omitted entirely without constituting a breach of the Agreement.

4. Visual Nature of Inspection

The Drone Roof Inspection is a visual inspection only.

The Inspector is not required to:

- Walk the roof.
- Remove roofing materials.
- Lift shingles or tiles.
- Remove flashings.
- Probe roofing components.
- Perform destructive testing.
- Conduct moisture testing.
- Perform leak detection.
- Evaluate concealed roof assemblies.
- Determine structural adequacy.

The Drone provides additional visual perspectives but does not eliminate the limitations inherent in a visual inspection.

5. Image Quality

Photographs and video obtained by the Drone are subject to limitations including:

- Lighting conditions.
- Shadows.
- Glare.
- Camera resolution.
- Camera angle.
- Distance from the roof.
- Roof color.
- Surface reflectivity.
- Vegetation.
- Debris.
- Roof pitch.
- Temporary obstructions.

The absence of visible defects in aerial imagery shall not be interpreted as confirmation that defects do not exist.

6. Roof Condition

The Drone Roof Inspection is not intended to determine:

- Remaining useful life.
- Roof certification.
- Watertight integrity.
- Manufacturer compliance.
- Code compliance.
- Wind resistance.
- Structural adequacy.
- Hidden deterioration.
- Moisture beneath roof coverings.
- Fastener installation.
- Underlayment condition.

The Inspector does not guarantee that every roof defect will be visible from aerial imagery.

7. Safety

The Inspector retains sole discretion regarding the method used to inspect the roof.

The Inspector may determine that a ladder inspection, roof walk, drone inspection, binocular inspection, or a combination of these methods is appropriate based upon the roof design, weather conditions, accessibility, safety considerations, and the Inspector's professional judgment. Nothing in this Agreement requires the Inspector to place himself, herself, or others at unnecessary risk to complete a roof inspection.

8. Inspection Limitations

The Drone Roof Inspection is limited to conditions existing and visible at the time of the Inspection.

The Inspector is not required to:

- Fly beneath roof overhangs.
- Enter confined spaces.
- Fly inside structures.
- Fly beyond visual line of sight.
- Operate contrary to FAA regulations.
- Fly during unsafe weather.
- Operate with malfunctioning equipment.
- Fly where prohibited by law.

The Inspector reserves the right to terminate drone operations immediately whenever safety or regulatory concerns arise.

9. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Drone Roof Inspection does **not** include:

- Roof Certification.
- Leak Detection.
- Moisture Survey.
- Infrared Roof Moisture Survey.
- Structural Engineering.
- Roof Core Sampling.
- Roof Fastener Verification.
- Roof Uplift Testing.
- Wind Resistance Testing.
- Building Code Compliance.
- Roofing Contractor Services.
- Roof Repairs.
- Roofing Cost Estimates.
- FAA Waiver Applications.
- Surveying.
- Photogrammetry.
- Mapping Services.
- 3-D Modeling.
- Thermal Imaging (unless separately contracted).
- Expert Witness Services.

10. Recommendations

When conditions such as damaged roof coverings, displaced materials, deteriorated flashings, storm damage, apparent moisture intrusion, vegetation accumulation, or other Material Defects are observed, the Inspector may recommend further evaluation or repairs by a qualified roofing contractor or other appropriately licensed professional.

Such recommendations are precautionary and should not be interpreted as confirmation that roof replacement is immediately required.

11. Client Acknowledgment

The Client acknowledges that the Drone Roof Inspection is a supplemental visual inspection utilizing an Unmanned Aircraft System to obtain aerial observations of roof components that may not be safely accessible by conventional methods. The Drone Inspection enhances the Inspector's ability to observe roof conditions but does not eliminate the limitations of a visual inspection or guarantee that all defects will be identified.

The Client further acknowledges that drone operations are subject to weather conditions, FAA regulations, temporary flight restrictions, equipment limitations, and other operational constraints beyond the Inspector's control. The inability to operate a Drone due to such conditions shall not constitute a breach of the Agreement, and the Inspector may utilize alternative inspection methods when appropriate. The Client agrees that this Schedule forms an integral part of the Residential Property Inspection Services Agreement and shall be interpreted together with all other applicable provisions of the Agreement.
