

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE N

FOUNDATION CERTIFICATION

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

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1. Purpose

The purpose of the Foundation Certification is to provide a limited visual evaluation of the readily accessible portions of the foundation system for the purpose of documenting observable conditions or completing forms requested by a lender, governmental agency, insurance carrier, or other third party. The Inspection is intended to identify readily observable conditions affecting the visible portions of the foundation system as they exist on the date of the Inspection.

A Foundation Certification is not a structural engineering evaluation, geotechnical investigation, soils analysis, code compliance inspection, or guarantee of structural performance.

2. Scope of Inspection

The Foundation Certification generally consists of a visual evaluation of the readily accessible portions of the foundation system and may include observations of:

- Foundation walls.
- Stem walls.
- Slab-on-grade foundations.
- Crawlspace foundations.
- Pier foundations.
- Columns.
- Support posts.

- Visible footings.
- Visible settlement.
- Foundation cracking.
- Differential movement.
- Moisture intrusion affecting foundation components.
- Other readily observable structural conditions.

The Inspector may supplement the inspection with photographs, measurements, and other documentation as deemed appropriate.

3. Inspection Limitations

The Foundation Certification is limited to visible and Readily Accessible portions of the foundation system.

The Inspector is not required to:

- Remove floor coverings.
- Remove wall finishes.
- Excavate soil.
- Perform destructive testing.
- Remove insulation.
- Remove stored items.
- Access concealed structural components.
- Perform elevation surveys.
- Measure differential settlement.
- Conduct geotechnical testing.
- Determine bearing capacity.
- Determine soil composition.
- Verify reinforcing steel placement.
- Determine structural design adequacy.
- Verify compliance with building codes or engineering standards.

Concealed conditions may exist that cannot be identified during a visual inspection.

4. Exclusions

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

- Structural engineering.
- Geotechnical engineering.
- Soil borings.
- Elevation certificates.
- Differential elevation surveys.
- Destructive testing.
- Ground penetrating radar.
- Utility locating.
- Code compliance inspection.
- Permit verification.
- Construction defect analysis.
- Litigation support.
- Expert witness services.
- Cost estimates.
- Repair design.

5. Recommendations

When significant cracking, settlement, displacement, moisture intrusion, structural movement, or other conditions suggesting potential structural concerns are observed, the Inspector may recommend further evaluation by a licensed Professional Engineer or other qualified specialist.

Such recommendations are precautionary and should not be interpreted as confirmation that structural failure exists.

6. Client Acknowledgment

The Client acknowledges that the Foundation Certification is a limited visual evaluation of the readily accessible portions of the foundation system and is based solely upon conditions visible on the date of the Inspection. The Inspection does not determine structural adequacy, load-bearing capacity, soil conditions, engineering compliance, or future foundation performance. Concealed defects and conditions not readily visible may exist and may not be identified during the Inspection.

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.
