

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE P

PRE-LISTING INSPECTION

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

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1. Purpose

The purpose of the Pre-Listing Inspection is to provide the property owner with a professional assessment of the readily accessible systems and components of the Property prior to offering the Property for sale. The Inspection is intended to identify readily observable Material Defects, significant deficiencies, deferred maintenance items, and safety concerns that may affect the marketability of the Property or assist the Client in making informed repair or disclosure decisions before listing the Property. Unless specifically modified by this Schedule, the Pre-Listing Inspection shall be performed in accordance with **Schedule A – General Home Inspection**, which is incorporated herein by reference.

2. Scope of Inspection

The Pre-Listing Inspection generally includes a visual inspection of the readily accessible systems and components customarily included within a General Home Inspection and may identify:

- Material Defects.
- Significant deficiencies.
- Deferred maintenance.
- Observable safety concerns.
- Components approaching the end of their expected service life.

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- Conditions that may warrant further evaluation or repair.

The Inspection is intended solely to provide information to the Client and does not certify that the Property is free from defects or suitable for sale.

3. Inspection Limitations

The Pre-Listing Inspection is subject to all limitations, exclusions, assumptions, and conditions contained in the Agreement and **Schedule A – General Home Inspection**.

The Inspection is not intended to:

- Predict future component failures.
- Determine market value.
- Verify building code compliance.
- Verify permit history.
- Guarantee the sale of the Property.
- Determine buyer satisfaction.
- Eliminate future repair negotiations.
- Certify the Property for insurance or lending purposes unless separately contracted.

The Inspector is not required to identify every cosmetic imperfection or minor maintenance item.

4. Reliance Upon the Report

The Pre-Listing Inspection Report is prepared exclusively for the Client identified in the Agreement.

No prospective purchaser, real estate broker, lender, insurer, contractor, tenant, or other third party may rely upon the Report without the Inspector's prior written consent.

The Client shall not represent that the Report constitutes a warranty, guarantee, certification, or representation that the Property is free from defects.

The Client may provide a copy of the Report to prospective purchasers; however, any such distribution shall not create a duty or liability on the part of the Inspector to any third party.

5. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Pre-Listing Inspection does **not** include:

- Repair cost estimates.
- Code compliance inspections.
- Municipal permit research.
- Insurance inspections.
- Engineering services.
- Environmental testing.
- Mold assessment.
- Water quality testing.
- Sewer Video Scope Inspection.
- Roof Certification.
- Wind Mitigation Inspection.
- Four Point Insurance Inspection.
- Appraisal services.
- Real estate valuation.
- Seller disclosure preparation.
- Litigation support.
- Expert witness services.

6. Recommendations

The Inspector may recommend repairs, maintenance, monitoring, or further evaluation of conditions observed during the Inspection. Such recommendations are intended to assist the Client in preparing the Property for sale and should not be interpreted as requiring immediate replacement of any system or component.

The decision to complete, defer, or decline recommended repairs remains solely the responsibility of the Client.

7. Client Acknowledgment

The Client acknowledges that the Pre-Listing Inspection is intended to assist the property owner in identifying observable deficiencies prior to listing the Property for sale. The Inspection is substantially the same as a General Home Inspection and remains subject to all limitations, exclusions, and conditions contained in the Agreement and **Schedule A – General Home Inspection**.

The Client further acknowledges that conditions may change after the date of the Inspection due to occupancy, weather, aging, maintenance, repairs, or other factors beyond the Inspector's control. The Inspector does not guarantee that future purchasers, inspectors, insurance companies, lenders, contractors, or governmental agencies will reach the same conclusions or opinions regarding the condition of the Property.

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.
