

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE Q

RESIDENTIAL ROOF INSPECTION

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

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1. Purpose

The purpose of the Residential Roof Inspection is to provide the Client with a detailed visual evaluation of the readily accessible roofing system and its visible components as they exist on the date of the Inspection. The Inspection is intended to identify readily observable Material Defects, installation deficiencies, deterioration, storm-related damage, maintenance concerns, and other conditions that may affect the roof's performance.

The Residential Roof Inspection is not a structural engineering evaluation, leak detection service, moisture survey, roof certification, manufacturer's warranty inspection, or guarantee of the future watertight integrity or remaining useful life of the roofing system.

2. Scope of Inspection

The Residential Roof Inspection generally includes a visual evaluation of the readily accessible components of the roofing system, including, where present:

- Roof coverings.
- Roof structure (visible portions only).

- Roof sheathing (visible portions only from accessible attic spaces).
- Flashings.
- Valleys.
- Ridge, hip, and rake caps.
- Roof penetrations.
- Plumbing vent flashings.
- Chimneys.
- Skylights.
- Roof-mounted equipment.
- Roof drainage systems.
- Gutters.
- Downspouts.
- Fascia.
- Soffits.
- Visible signs of deterioration.
- Apparent storm damage.
- Evidence of previous repairs.
- Observable indications of active or past moisture intrusion.

The Inspector may utilize ladders, drones, binoculars, infrared thermal imaging, moisture meters, or other non-destructive inspection equipment when included within the Scope of Services and Fees and when conditions permit their safe use.

3. Inspection Methods

The method used to inspect the roof shall be determined solely by the Inspector based upon safety, accessibility, weather conditions, roof design, roof height, roof pitch, roof covering material, and other site conditions.

The Inspector may inspect the roof by:

- Walking the roof.
- Ladder inspection.
- Drone inspection.
- Binocular inspection.
- Ground observation.
- Combination of the above methods.

Nothing in this Agreement requires the Inspector to walk any roof that, in the Inspector's professional judgment, cannot be safely accessed.

4. Inspection Limitations

The Residential Roof Inspection is limited to visible and Readily Accessible conditions existing on the date of the Inspection.

The Inspector is not required to:

- Remove roofing materials.
- Lift shingles or tiles.
- Remove flashings.
- Remove underlayment.
- Remove roof-mounted equipment.
- Perform destructive testing.
- Conduct flood testing.
- Perform leak detection.
- Conduct moisture surveys unless specifically contracted.

- Verify fastening methods.
- Verify nail patterns.
- Determine code compliance.
- Verify manufacturer installation requirements.
- Evaluate concealed structural components.
- Determine wind resistance.
- Predict future performance.

Roof leaks frequently occur only during weather conditions that may not exist during the Inspection.

5. Roof Condition

The Inspector may identify conditions including:

- Damaged roofing materials.
- Missing roofing materials.
- Deteriorated flashings.
- Open penetrations.
- Improper repairs.
- Surface deterioration.
- Biological growth.
- Debris accumulation.
- Drainage deficiencies.
- Ponding water (where observable).
- Visible moisture staining.
- Apparent storm damage.

The absence of visible deficiencies shall not be interpreted as confirmation that the roof is free from defects or will remain watertight.

6. Remaining Useful Life

The Inspector may provide an opinion regarding the apparent condition or remaining useful life of the roof covering when specifically requested by the Client.

Any opinion regarding remaining useful life represents the Inspector's professional judgment based solely upon visible conditions existing at the time of the Inspection and shall not be interpreted as:

- A warranty.
- A guarantee.
- A prediction of future performance.
- An insurance certification.
- A manufacturer certification.

7. Exclusions

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

- Roof Certification.
- Leak Detection.
- Moisture Survey.
- Infrared Roof Moisture Survey.
- Structural Engineering.
- Roof Core Sampling.
- Roof Uplift Testing.
- Fastener Verification.
- Wind Mitigation Inspection.

- Building Code Compliance Inspection.
- Manufacturer Warranty Inspection.
- Roof Repair Specifications.
- Cost Estimates.
- Contractor Bidding Services.
- Litigation Support.
- Expert Witness Services.

8. Recommendations

When significant deterioration, damaged roof coverings, deteriorated flashings, evidence of moisture intrusion, storm damage, improper repairs, or other Material Defects are observed, the Inspector may recommend maintenance, repairs, or further evaluation by a licensed roofing contractor, Professional Engineer, or other qualified specialist.

Recommendations are based upon observable conditions existing on the date of the Inspection and should not be interpreted as confirmation that complete roof replacement is immediately necessary.

9. Client Acknowledgment

The Client acknowledges that the Residential Roof Inspection is a detailed visual inspection of the readily accessible roofing system and is limited to observable conditions existing on the date of the Inspection.

The Inspection is not a guarantee against future leaks, storm damage, material failure, or normal deterioration.

The Client further acknowledges that concealed deficiencies, installation defects, underlayment deterioration, hidden moisture intrusion, fastening deficiencies, and other latent conditions may exist that cannot be identified without destructive testing or specialized investigations. The Inspector does not warrant the future performance, service life, insurability, or watertight integrity of the roofing system. 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.
