

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 R

REPAIR ESTIMATE

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

Table of Contents

1. Purpose.....	1
2. Scope of Services.....	1
3. Nature of the Estimate.....	2
4. Concealed Conditions	2
5. Contractor Pricing.....	2
6. Code and Permit Requirements.....	3
7. Inspection Limitations	3
8. Exclusions	3
9. Recommendations.....	4
10. Client Acknowledgment.....	4

1. Purpose

The purpose of the Repair Estimate is to provide the Client with the Inspector's professional opinion regarding the probable cost to repair, replace, or correct selected deficiencies identified during the Inspection. Repair Estimates are intended solely as a budgeting and planning tool to assist the Client in evaluating the potential financial impact of observed deficiencies.

A Repair Estimate is not a contractor's bid, proposal, quotation, construction contract, appraisal, insurance estimate, or guarantee of the actual cost of repairs.

2. Scope of Services

The Repair Estimate may include estimated costs associated with the repair or replacement of selected building systems, components, or deficiencies identified during the Inspection.

Repair Estimates are based upon:

- The Inspector's experience.

- Generally accepted construction cost references.
- Regional labor and material costs.
- Information reasonably available at the time the estimate is prepared.
- Visible conditions observed during the Inspection.

The Inspector may prepare Repair Estimates using estimating software, published cost databases, contractor pricing information, industry experience, or other sources deemed reliable.

3. Nature of the Estimate

Repair Estimates represent opinions only and are not intended to establish the actual cost of construction or repairs.

Actual repair costs may differ significantly due to factors including, but not limited to:

- Contractor pricing.
- Labor availability.
- Material availability.
- Market conditions.
- Inflation.
- Tariffs or supply chain disruptions.
- Permit requirements.
- Engineering requirements.
- Architectural design.
- Hidden damage.
- Concealed defects.
- Changes in project scope.
- Owner preferences.
- Building code upgrades.
- Municipal requirements.
- Access limitations.
- Hazardous materials.
- Existing construction conditions.

The Client acknowledges that actual repair costs may be higher or lower than the estimated amounts.

4. Concealed Conditions

Repair Estimates are based solely upon visible and readily observable conditions existing at the time of the Inspection.

The Inspector does not dismantle building components, perform destructive testing, or expose concealed conditions.

If hidden damage, concealed defects, deterioration, improper construction, code deficiencies, water intrusion, termite damage, mold, asbestos, lead-based paint, or other latent conditions are discovered after repair work begins, additional work and additional costs may be required.

The Inspector assumes no responsibility for additional costs resulting from concealed conditions that were not visible during the Inspection.

5. Contractor Pricing

The Inspector is not a general contractor and does not solicit bids on behalf of the Client.

The Client is responsible for obtaining independent quotations from appropriately licensed contractors before authorizing repairs.

The Inspector makes no representation that contractors will perform the work for the estimated amount or within any estimated time frame.

6. Code and Permit Requirements

Repair Estimates do not include costs associated with:

- Permit fees.
- Impact fees.
- Engineering.
- Architectural services.
- Building code upgrades.
- Plan preparation.
- Surveys.
- Utility relocation.
- Temporary protection.
- Financing costs.
- Legal expenses.
- Insurance costs.
- Environmental remediation unless specifically identified.

Applicable building codes, permitting requirements, and municipal regulations may require additional work beyond the conditions identified during the Inspection.

7. Inspection Limitations

Repair Estimates are based solely upon the Inspector's visual observations and information available at the time they are prepared.

The Inspector is not required to:

- Open walls.
- Remove finishes.
- Perform destructive testing.
- Verify contractor pricing.
- Confirm material availability.
- Determine concealed structural conditions.
- Perform engineering calculations.
- Prepare construction specifications.
- Prepare architectural drawings.
- Administer construction contracts.
- Supervise repairs.
- Inspect completed repairs.

8. Exclusions

Unless specifically included as a separate written agreement, the Repair Estimate does **not** include:

- Contractor bids.
- Construction contracts.
- Detailed construction specifications.
- Engineering services.
- Architectural services.
- Project management.
- Construction supervision.
- Progress inspections.
- Permit acquisition.
- Cost certifications.
- Insurance loss estimates.

- Public adjusting.
- Litigation support.
- Expert witness services.
- Warranty of repair costs.

9. Recommendations

The Client is encouraged to obtain written proposals from one or more licensed contractors before purchasing, selling, repairing, or renovating the Property.

Where significant structural, mechanical, electrical, plumbing, roofing, environmental, or specialty repairs are anticipated, the Client should also consult with the appropriate licensed design professionals before commencing construction.

10. Client Acknowledgment

The Client acknowledges that the Repair Estimate is a professional opinion intended solely for budgeting and planning purposes and is not a guarantee of actual construction costs. The Client understands that actual repair costs may vary substantially due to market conditions, contractor pricing, concealed conditions, code requirements, permitting, material availability, changes in project scope, and other factors beyond the Inspector's control.

The Client further acknowledges that the Inspector is not acting as a contractor, construction manager, architect, engineer, public adjuster, or cost estimator for any construction project. The Client agrees to obtain independent contractor proposals before authorizing repairs and understands that the Inspector assumes no responsibility for the actual cost, quality, timing, or outcome of any repair work performed after 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.
