

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 U

RENTAL / MOVE-IN / MOVE-OUT INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Rental, Move-In, or Move-Out 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 Rental, Move-In, or Move-Out Inspection.

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1. Purpose

The purpose of the Rental, Move-In, or Move-Out Inspection is to document the readily observable condition of the Property and its visible components as they exist on the date of the Inspection. The Inspection is intended to assist the Client in documenting the condition of the Property before occupancy, after vacancy, or during a tenancy for property management, leasing, security deposit, maintenance planning, or record-keeping purposes.

The Rental, Move-In, or Move-Out Inspection is not a General Home Inspection unless specifically identified in the Scope of Services and Fees and is not intended to determine the overall condition, safety, code compliance, or remaining useful life of the Property or its systems.

2. Scope of Inspection

The Inspection generally consists of a visual evaluation of the readily accessible portions of the Property and may include documentation of:

- Interior finishes.
- Walls.
- Ceilings.
- Floors.
- Doors.

- Windows.
- Cabinets.
- Countertops.
- Plumbing fixtures.
- Kitchen appliances (visual and basic operational check only, if included).
- HVAC operation using normal operating controls.
- Electrical fixtures and receptacles (limited operation).
- Smoke alarms and carbon monoxide alarms, when present (basic functional test only).
- Garage doors using normal operating controls.
- Exterior doors.
- Exterior surfaces readily accessible from the ground.
- General housekeeping conditions.
- Existing cosmetic damage.
- Existing wear and tear.
- Missing components.
- Photographs and video documentation.

The scope may be modified by the Client's written instructions or by the inspection package identified in the Scope of Services and Fees.

3. Inspection Limitations

The Rental, Move-In, or Move-Out Inspection is limited to visible and Readily Accessible conditions existing on the date of the Inspection.

The Inspector is not required to:

- Perform a comprehensive home inspection.
- Move furniture or personal belongings.
- Remove finishes.
- Perform destructive testing.
- Inspect concealed components.
- Evaluate structural systems.
- Inspect roofs.
- Enter attics or crawlspaces unless specifically included.
- Operate shut-down systems.
- Determine code compliance.
- Verify permit history.
- Determine remaining useful life.
- Identify every cosmetic imperfection.

The Inspection documents conditions existing at the time of the Inspection only.

4. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Rental, Move-In, or Move-Out Inspection does **not** include:

- General Home Inspection.
- Four Point Insurance Inspection.
- Wind Mitigation Inspection.
- Roof Inspection.
- Roof Certification.
- Sewer Video Scope Inspection.
- Pool and Spa Inspection.
- Mold Assessment.

- Indoor Air Quality Testing.
- Water Quality Testing.
- Infrared Thermal Imaging.
- Drone Inspection.
- Structural Engineering.
- Code Compliance Inspection.
- Repair Estimates.
- Environmental Testing.
- Litigation Support.
- Expert Witness Services.

5. Recommendations

The Inspector may identify conditions requiring routine maintenance, cleaning, repair, replacement, or further evaluation by appropriately qualified contractors or specialists. Such recommendations are intended solely to document observed conditions and assist the Client in property management or maintenance decisions.

The Inspection is not intended to determine responsibility for damages, ordinary wear and tear, tenant negligence, landlord obligations, lease compliance, or financial responsibility between parties.

6. Client Acknowledgment

The Client acknowledges that the Rental, Move-In, or Move-Out Inspection is a limited visual inspection intended to document the observable condition of the Property on the date of the Inspection. The Inspection does not constitute a comprehensive home inspection, engineering evaluation, code compliance inspection, or warranty of the condition or future performance of any building system or component.

The Client further acknowledges that the Inspection Report and accompanying photographs document only those conditions observed during the Inspection and should not be interpreted as determining legal liability, lease compliance, ownership responsibility, security deposit entitlement, or the cause of any damage. Such determinations remain the responsibility of the parties to the lease, their legal representatives, or a court of competent jurisdiction.

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.