

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE W

LUXURY HOME INSPECTION UPGRADE

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1. Purpose

This Schedule supplements the Residential Master Service Agreement and applies only when a Luxury Home Inspection is specifically identified in the Scope of Services and Fees. This Schedule establishes the expanded scope, limitations, exclusions, assumptions, and additional terms applicable to Luxury Home Inspection services performed by Certified Inspectors.

This Schedule is incorporated into and made part of the Residential Master Service Agreement.

2. Scope of Luxury Home Inspection

A Luxury Home Inspection is an enhanced visual inspection of a luxury residence, custom home, waterfront estate, high-value condominium, or other premium residential property. The inspection expands upon the General Home Inspection by providing additional visual observations of selected luxury residential systems and features that may not ordinarily be encountered in conventional residential construction.

Depending upon the property and the services selected, the inspection may include visual observations of:

- Smart home automation systems
- Advanced HVAC and climate control systems
- Multiple HVAC zones
- Geothermal or specialty HVAC equipment
- Whole-house humidification and dehumidification systems
- Residential elevators and accessibility lifts
- Whole-house standby generators
- Advanced electrical distribution equipment
- Security and surveillance systems
- Home automation controls
- Audio/video distribution systems
- Home theaters and media rooms
- Wine cellars
- Safe rooms
- Home gyms
- Sauna and steam rooms
- Resort-style pools and spas
- Outdoor kitchens
- Premium outdoor living environments
- Specialty lighting systems
- Premium plumbing fixtures
- Imported finishes
- Natural stone
- Exotic woods
- Architectural millwork
- Custom cabinetry
- Specialty windows and doors
- Marine residential improvements including docks and boat lifts where specifically included.

The actual scope of inspection shall be limited to those systems specifically included within the Scope of Services and Fees.

3. Inspection Methodology

The Luxury Home Inspection remains a visual, non-invasive inspection.

The Inspector does not dismantle equipment, remove finishes, operate systems beyond normal homeowner controls, access concealed areas, perform destructive testing, or otherwise alter the property.

The inspection is intended to identify significant observable deficiencies existing at the time of the inspection and is not technically exhaustive.

4. Specialty Systems

Luxury residences frequently contain proprietary technologies and custom-designed systems requiring manufacturer-specific training, software, programming, calibration, commissioning, or maintenance.

Unless specifically stated otherwise in the Scope of Services and Fees, the Inspector does not:

- commission systems;
- calibrate systems;
- program automation controls;
- verify software functionality;
- perform cybersecurity evaluations;
- verify network integration;
- verify interoperability between multiple systems;
- evaluate proprietary automation programming;
- certify performance;
- certify energy efficiency;
- verify manufacturer's specifications;
- perform engineering analysis;
- certify code compliance.

Where appropriate, additional evaluation by manufacturer-certified technicians, licensed contractors, engineers, marine specialists, automation specialists, elevator contractors, security professionals, HVAC specialists, or other qualified experts may be recommended.

5. Cosmetic and Finish Items

Luxury residences often contain imported materials, handcrafted finishes, custom fabrication, artisan installations, and specialty architectural components.

The inspection does not guarantee:

- cosmetic perfection;
- finish consistency;
- color matching;
- natural stone characteristics;
- wood movement;
- settling of specialty materials;
- artistic workmanship;
- decorative finishes;
- designer lighting appearance;
- cabinetry alignment;
- millwork tolerances.

Cosmetic observations are limited to readily visible conditions observed at the time of inspection.

6. Accessibility

Inspection of luxury residences is limited by accessibility.

The Inspector is not required to:

- move furnishings;
- move artwork;
- move antiques;
- move pianos;
- move safes;
- move decorative installations;

- relocate vehicles;
- remove wall coverings;
- remove cabinetry;
- remove finished panels;
- remove security coverings;
- remove custom access panels;
- disturb specialty finishes.

7. Operational Limitations

Many luxury systems require:

- manufacturer login credentials;
- proprietary software;
- owner's authorization;
- remote monitoring;
- scheduled maintenance;
- multiple operators;
- seasonal operation;
- watercraft;
- dock access;
- specialized startup procedures.

Such systems may not be fully evaluated during the inspection.

8. Report Preparation

Due to the expanded scope of inspection, extensive photography, detailed documentation, and quality assurance review associated with Luxury Home Inspections, report preparation requires substantially more time than a standard residential inspection.

Unless otherwise agreed in writing, inspection reports are generally delivered within **two (2) to five (5) business days** following completion of all scheduled inspection services.

Where laboratory testing, specialty inspections, consultations, weather delays, inaccessible conditions, or unusually complex property features exist, report delivery may require additional time.

9. Recommendations

The Inspector may recommend additional evaluation whenever specialized systems exceed the scope of a visual inspection.

Such recommendations should not be interpreted as evidence that a defect exists but rather as recognition that specialized expertise may be necessary to fully evaluate complex residential systems.

10. Limitation of Scope

The Luxury Home Inspection expands the visual scope of a General Home Inspection but does not eliminate the inherent limitations of a visual, non-invasive inspection.

The inspection is not a warranty, guarantee, insurance policy, certification, appraisal, engineering study, code compliance inspection, environmental assessment, predictive maintenance program, or guarantee of future performance.

The Client acknowledges that even an expanded Luxury Home Inspection cannot identify every condition or deficiency that may exist within a complex luxury residence.
