

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE X

NEW CONSTRUCTION

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

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1. Purpose

The purpose of the New Construction Inspection is to provide the Client with an independent visual assessment of the observable condition of the property at the time of the inspection. The inspection is intended to identify visible material defects and significant workmanship concerns that are readily accessible on the inspection date.

2. Scope

Unless otherwise stated in the Work Order, the Inspector may visually inspect readily accessible portions of:

- Site grading and drainage
- Foundation (visible portions)
- Structural framing (when accessible)
- Roof structure (when accessible)

- Roofing system
- Exterior wall coverings
- Doors and windows
- Garage
- Attic
- Insulation (where visible)
- HVAC systems
- Plumbing systems
- Electrical systems
- Interior finishes
- Installed appliances included with the home

The scope of each inspection depends upon the stage of construction at the time of the inspection.

3. Limitations

The inspection is limited to conditions that are visible and readily accessible on the day of the inspection.

The Inspector does not:

- Verify compliance with building codes.
- Verify compliance with municipal inspection requirements.
- Determine compliance with engineering or architectural plans.
- Verify compliance with manufacturer's installation instructions.
- Supervise construction activities.
- Perform quality control on behalf of the builder.
- Approve workmanship.
- Certify that construction is complete.
- Guarantee that the builder will correct deficiencies.
- Determine whether all required permits have been obtained.
- Verify inspections performed by governmental agencies.
- Perform destructive testing.
- Move insulation, drywall, stored materials, equipment, or construction materials.
- Inspect concealed systems or components.
- Predict future performance of building systems.
- Determine structural engineering adequacy.
- Determine geotechnical or soil conditions.
- Evaluate environmental hazards unless specifically contracted.
- Evaluate energy efficiency.
- Determine compliance with ADA, FHA, EPA, OSHA, or other governmental standards.
- Estimate remaining life expectancy of building components.
- Provide construction management services.

4. Pre-Drywall Inspection Limitations

During a pre-drywall inspection, the Inspector does not determine:

- Engineering calculations.
- Structural load capacities.
- Truss design adequacy.
- Reinforcing steel placement inside concrete.
- Underground plumbing or utilities.
- Soil compaction.
- Concrete strength.
- Fastener schedules hidden from view.

- Fire blocking concealed by installed materials.
- Future settlement.

Only components visible at the time of the inspection can be evaluated.

5. Final Inspection Limitations

A final inspection is not a substitute for:

- Municipal Certificate of Occupancy inspections.
- Builder quality control inspections.
- Punch-list completion.
- Municipal code inspections.
- Warranty inspections.

Some cosmetic items may remain unfinished after the inspection date.

6. Warranty Inspection Limitations

An 11-month warranty inspection documents visible conditions existing on the inspection date only.

The Inspector does not determine:

- Whether the Builder will honor warranty claims.
- Whether conditions qualify under the Builder's warranty.
- Contractual obligations between Builder and Client.

7. Construction Progress

The Inspector is not responsible for monitoring construction progress, scheduling inspections, verifying completion of repairs, or determining whether deficiencies identified during a prior inspection have been corrected unless specifically contracted to perform a re-inspection.

Builder Responsibility

The Builder remains solely responsible for:

- Construction quality
- Compliance with building codes
- Compliance with approved plans
- Compliance with manufacturer's installation requirements
- Compliance with permit requirements
- Completion of contracted work
- Warranty obligations

Nothing contained in the inspection or report transfers any responsibility from the Builder to the Inspector.

8. Accessibility

The Inspector is not required to inspect any area that is unsafe, inaccessible, obstructed, or unavailable at the time of the inspection. Construction activities may prevent access to certain systems or components. Such limitations will be documented in the inspection report.

9. Report

The inspection report reflects the condition of the property only at the time of the inspection. Construction conditions may change after the inspection as work continues. The report should not be interpreted as a guarantee or certification of future performance or final construction quality.