

## Thermal Imaging RIDER

Attached hereto *The Cutting Edge Inspections Inc. Pre-Inspection Agreement*:

Property Address: \_\_\_\_\_ Client(s): \_\_\_\_\_

Inspection Date/Time: \_\_\_\_\_ Attendance: \_\_\_\_\_

Please read and sign this Pre-Inspection Agreement, which becomes part of the final report. This document explains the Scope of the Inspection, Limits of the Inspection, General Exclusions, Terms and Conditions, Limitations of Liability, and an Arbitration Agreement. You may call us for an explanation of this agreement or any aspect of the report which you do not fully understand.

### SCOPE OF INSPECTION

The purpose of the inspection is to measure the temperatures and temperature differences or variations of the visible, safely accessible, and readily accessible areas of the home by means of a non-invasive thermal digital imaging camera. To report these temperature differences and to identify areas with deficiencies in the inspected systems and components which existed at the time of the inspection and which are evident to the inspector through thermal imaging observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects. The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the client's risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. Systems and components to be inspected include (but are not limited to): Areas where temperatures are consistent with the presence of moisture including roofing, plumbing, bathrooms and kitchen, basement and crawlspaces and/or a survey that includes evaluation for areas where temperatures are consistent with missing, non-uniformly distributed, marginal, or wet thermal insulation as well as an evaluation of the overall building envelope including air infiltration and heating and cooling losses from HVAC systems and/or areas where temperatures are consistent with the overheating of electrical related components.

### LIMITS OF THE INSPECTION

The inspection is limited to a non-invasive infrared thermal imaging scan to measure the surface temperature and the temperature differences or variations of the visible, safely accessible, and readily accessible portions of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

**GENERAL EXCLUSIONS:** The following conditions are **NOT** within the scope of the inspection: Water or air quality, Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment. Including but not limited to Radon gas. Items that are obstructed, inaccessible or not in plain view. Mold or mold type. Animal or insect infestations. Examples of the conditions excluded above include the presence or absence of asbestos, lead paint, radon, urea formaldehyde insulation, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation. The following components or systems are **NOT** within the scope of the inspection: security systems; appliances; playground equipment; swimming pools; hot tubs/spas; lawn sprinkler systems; intercom and audio systems; antennas; central vacuums; solar systems; water softeners and filters; wells; septic systems; latent defects; adequacy of system designs; zoning or building code compliance.

**THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY** that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection.

**TERMS AND CONDITIONS** are outlined in the *Cutting Edge Pre-Inspection Agreement* that is a part of this document.

### ACKNOWLEDGEMENT:

I, the undersigned, have carefully read the preceding Inspection Agreement and Description and fully understand and agree with the limitations, exclusions and terms described.

**NOTE:** Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the temperature readings revealed on Thermal Images to be different at any given time.

Client Signature: \_\_\_\_\_ Date \_\_\_\_\_