LUNAR HOME & COMMERCIAL INSPECTIONS, LLC · d/b/a Lunar Inspections · 1200 Riverplace Blvd., Suite 105-1574, Jacksonville, FL 32207 · (877) 699-3299 · support@lunarinspections.com · Inspections performed by Brian J. Walker, Florida Licensed Home Inspector HI14111 (DBPR)

MASTER PRE-INSPECTION AGREEMENT (Residential Services — State of Florida)

Revised October 21, 2026 · Form LHI-MPIA-2026.10b

Insured: general liability $500,000 per occurrence / $500,000 aggregate and errors & omissions $500,000 per claim / $500,000 aggregate. A certificate of insurance is available on request.

> Reference copy of the form in use. The property, client, fee, initials and signature fields below are completed when the agreement is signed electronically through Lunar's scheduling platform before the inspection.

SERVICE ORDER (Schedule 1)

Field	Value
Property	_____
Inspection date / time	_____ at _____
Client name(s)	_____
Client email / phone	_____ / _____
Client role	_____ (Buyer / Seller / Owner / Investor / Tenant / Other)
Referring agent (information only, not a party)	_____
Services booked (each incorporates its Addendum)	*Listed at booking*
Fee by service	*Listed at booking*
Travel / scheduling / complexity surcharges	_____
Total fee	_____
Extended Liability Option (§ 8.3)	□ Declined □ Elected — additional fee _____

THIS MASTER PRE-INSPECTION AGREEMENT ("Agreement") is entered into on _____ between Lunar Home & Commercial Inspections, LLC, a Florida limited liability company ("Inspector" or "Lunar"), and the person(s) signing below ("Client"). It is a binding legal contract. It allocates risk between the parties, limits Inspector's liability, requires arbitration, and waives jury trial and class actions. **Read it in full before signing. Client may consult an attorney or choose another inspector before signing.** This Agreement is governed by Florida law, including Part XV of chapter 468, Florida Statutes, and Rule Chapter 61-30, Florida Administrative Code.

1. PARTIES, PROPERTY, SERVICES

1.1 Client. "Client" means only the person(s) who sign this Agreement. Where more than one person signs, their obligations are joint and several. A real estate licensee, lender, attorney, relative or other person who schedules, pays for or attends the inspection on Client's behalf is not a Client, is not a party, and acquires no rights under this Agreement unless that person signs as Client. A signer who signs on behalf of an entity or another individual represents that the signer has authority to bind that principal and personally guarantees payment of the fee.

1.2 Inspector. "Inspector" means Lunar Home & Commercial Inspections, LLC and its members, managers, employees and licensed inspectors, including Brian J. Walker. Inspector does not subcontract the inspection services booked under this Agreement. "Partner Providers" (§ 4.5) are independent licensees and are not Inspector.

1.3 Property. "Property" means the residential structure of one to four dwelling units located at the address in the Service Order, together with the attached garage and the immediate site, and excludes any detached structure, guest house, accessory dwelling unit, pool, spa or outbuilding unless the Service Order adds it by line item. Client represents that Client is the owner of the Property or has the owner's permission (directly or through the owner's agent) to have it inspected.

1.4 Services and Addenda. Inspector will perform only the services listed in the Service Order ("Services"). Each Service is further defined, limited and, where stated, separately capped by the Addendum bearing its name in Part III ("Addendum"). Each Addendum is incorporated into and forms part of this Agreement for that Service only. If an Addendum conflicts with this Master Agreement, the Addendum controls for that Service; otherwise this Master Agreement controls.

1.5 Not a Commercial Agreement. This Agreement covers residential home inspection services performed under Florida Home Inspector License HI14111 and the ancillary residential services in Part III. Commercial property condition assessments are not licensed home-inspection services under chapter 468, Florida Statutes; they are scoped and contracted separately under Inspector's Commercial Property Condition Assessment Agreement using ASTM E2018-24 as the framework.

1.6 Persons Bound. This Agreement binds Client and Client's heirs, personal representatives, successors and permitted assigns. Any other person or entity who receives, reads, uses or relies on the report, in whole or in part, with or without Client's authorization — including any spouse, co-purchaser, relative, affiliate, real estate licensee, lender, insurer, seller, subsequent owner or assignee — does so only on the condition that the person accepts and is bound by Sections 4, 6, 7, 8 and 9 of this Agreement to the same extent as Client, and acquires no greater rights against Inspector than Client has. Client will inform any such person of this condition when sharing the report.

2. FEE, PAYMENT, SCHEDULING, PRE-CONTRACT DISCLOSURES

2.1 Fee. Client agrees to pay the Total Fee in the Service Order. Published website prices are starting prices; the Service Order fee is the agreed fee. Fees for Services or surcharges added on site (for example, additional HVAC systems, electrical panels, kitchens, detached structures, limited-access conditions or steep/complex roofs) will be quoted before the work is performed and added to the Service Order by written change order, including by email or text message.

2.2 Payment. Payment is due in full before the report is released unless the Service Order states otherwise. Inspector may withhold or disable report access until paid. Past-due amounts bear interest at 1.5% per month (18% per annum) or the maximum lawful rate, whichever is less. Client will pay returned-payment charges and all costs of collection, including reasonable attorney's fees, whether or not suit is filed. Institutional accounts approved for Net-15 terms are governed by their written account terms.

2.3 Scheduling, Rescheduling, Cancellation, Access. Client (or the person scheduling on Client's behalf) is responsible for arranging lawful entry; unlocking gates, panels, attic hatches and outbuildings; confirming that water, gas and electricity are on; securing pets; and informing Inspector of any known hazard. The following fees apply and are a reasonable pre-estimate of Inspector's lost scheduling opportunity, not a penalty: (a) rescheduling or cancellation with 24 hours' or more notice — no charge, one courtesy reschedule; (b) residential rescheduling or cancellation with less than 24 hours' notice — $125; (c) same-day cancellation or no-show — $199; (d) lockout, no access, or utilities off on arrival requiring a return visit — $199. Client authorizes Inspector to charge these fees to the payment method on file. No fee applies to a cancellation caused solely by a Force Majeure Event (§ 12).

2.4 Pre-Contract Disclosures (§ 468.8321, F.S.). Client acknowledges that before signing, Client received (a) a copy of the inspector's Florida Home Inspector license and (b) a written disclosure of the scope of the inspection and its exclusions, which is Sections 3 and 4 of this Agreement and the applicable Addenda. Client may request a paper copy at no charge.

3. SCOPE OF INSPECTION; STANDARDS OF PRACTICE; REPORT

3.1 Nature of the Inspection. Every Service under this Agreement is a limited, visual, non-invasive examination of the readily accessible, installed systems and components of the Property as they exist on the inspection date, performed by a generalist home inspector and not by a licensed engineer, architect, contractor, electrician, plumber, roofer, HVAC technician, pest-control operator, mold assessor or other specialist. Inspector will operate systems using normal operating controls and open readily operable access panels only. Inspector will not dismantle, damage, probe, move furniture, stored items, floor coverings, insulation, vegetation or debris, or enter any area Inspector judges unsafe, inaccessible, or likely to cause damage.

3.2 Standards. The home inspection (Addendum A, B, C or D) will be performed in accordance with the Florida Standards of Practice for Home Inspectors, Rule 61-30.801–.811, Florida Administrative Code, with the report requirements of section 468.8323, Florida Statutes, and, where not inconsistent with Florida law, the InterNACHI® Residential Standards of Practice. InterNACHI® and the Master Inspector Certification Board are not parties to this Agreement and do not supervise the inspection. Pursuant to Rule 61-30.801(7)(c), Client and Inspector agree in writing that any system or component listed as excluded in Section 4 or in an Addendum is excluded from the inspection.

3.3 Systems Inspected (home inspection Services). Where safely and readily accessible: structure (visible foundation, floor, wall and roof framing); exterior (cladding, flashing, trim, windows, doors, attached decks, porches, grading and drainage adjacent to the structure); roof system (covering, flashing, penetrations and visible decking, observed from the roof surface, ladder or ground where conditions permit); attic (visible framing, insulation depth, ventilation); plumbing (visible supply and drain materials, fixtures, water heater, functional flow and drainage); electrical (service, panels, overcurrent protection, visible wiring methods, representative outlets, switches and fixtures, GFCI/AFCI where present); heating

and cooling (equipment operated under normal controls in the prevailing season, visible distribution, condensate management); interior (walls, ceilings, floors, stairs, representative doors and windows); built-in kitchen appliances (basic operation); fireplaces (readily visible firebox and chimney exterior).

3.4 Report. Inspector will deliver a written report, typically within 24 hours of the inspection, that (a) identifies the inspected systems and components that, in Inspector's professional opinion, are significantly deficient or near the end of their service lives; (b) states, where not self-evident, the reason the item is so reported; (c) identifies systems present but not inspected and the reason; and (d) recommends correction, monitoring, or further evaluation by a qualified specialist. The report reflects conditions observed on the inspection date only. Inspector is not required to provide repair cost estimates (§ 468.8323(2), F.S.). Verbal comments during the inspection are not findings; only the written report is Inspector's professional opinion.

3.5 Discretionary Instruments. Inspector may, at Inspector's sole discretion and where conditions permit, use thermal imaging, moisture meters, electrical testers, cameras or other instruments as aids to the visual inspection. The use of an instrument on one component creates no duty to use it on any other, does not convert the inspection into a technically exhaustive, diagnostic or engineering evaluation, and does not expand the scope of any Service. Instrument findings are screening-level observations (see Addendum K for thermal imaging).

3.6 Representative Sampling; Concealment. Where multiple similar components exist, Inspector inspects a representative number. Client understands that finishes, furnishings, stored items, insulation, vegetation, soil, snow, water and weather can conceal defects that a visual inspection cannot reveal.

3.7 Statutory Independence (§ 468.8319, F.S.). Inspector (a) will not perform or offer to perform repairs on the Property on which it reports; (b) has no financial or transfer interest in the Property; (c) has not paid and will not pay any compensation, inducement or reward to any broker or agent for referring Client; and (d) has not accepted and will not accept any engagement in which the fee or the findings depend on a pre-established result or on the closing of the transaction.

3.8 Insurance. Inspector maintains commercial general liability insurance as required by section 468.8322, Florida Statutes, and voluntarily maintains professional liability (errors and omissions) insurance. A certificate of insurance is available on request.

4. EXCLUSIONS; NO WARRANTY

4.1 NO WARRANTY OR GUARANTEE. THE INSPECTION AND REPORT ARE NOT A WARRANTY, GUARANTEE, INSURANCE POLICY, HOME WARRANTY, OR CERTIFICATION OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. INSPECTOR DOES NOT WARRANT (A) THAT ALL DEFECTS WILL BE FOUND, AND INSPECTOR ASSUMES NO OBLIGATION TO PAY FOR THE REPAIR OR REPLACEMENT OF ANY UNREPORTED OR UNDISCLOSED DEFECT; (B) THAT ANY ITEM IS DESIGNED OR CONSTRUCTED IN A GOOD AND WORKMANLIKE MANNER; (C) THAT ANY ITEM WILL CONTINUE TO PERFORM AS IT DID ON THE INSPECTION DATE; OR (D) THAT ANY ITEM IS CODE-COMPLIANT, INSURABLE, PROPERLY INSTALLED, MERCHANTABLE OR FIT FOR ANY PARTICULAR PURPOSE. THE INSPECTION REDUCES BUT CANNOT ELIMINATE THE RISK OF UNDISCOVERED DEFECTS.

4.2 Excluded Determinations. Unless an Addendum expressly provides otherwise, Inspector does not determine: market value, marketability, insurability or the advisability of any transaction; compliance with any building code, zoning, permit, covenant, HOA rule, manufacturer specification or installation instruction; property boundaries or encroachments; the life expectancy, capacity, efficiency, adequacy or cost to repair of any system; the cause of any condition; the presence of any product recall; or whether any prior repair or renovation was permitted or properly performed.

4.3 Excluded Systems, Components and Conditions. Unless the Service Order adds the item by line item under an Addendum, the following are excluded: (a) wood-destroying organisms (termites and other pests), rodents and vermin (requires a chapter 482 licensee); (b) mold, fungus, mildew, indoor air quality (requires a mold assessor license under Part XVI of chapter 468); (c) radon, asbestos, lead-based paint, formaldehyde, corrosive ("Chinese") drywall, electromagnetic fields, urea-formaldehyde, soil or water contamination, methamphetamine or other chemical residue, and any other environmental or health hazard; (d) water quality, well, septic, drain field, sewer lateral, underground piping, storage tanks and any subsurface condition; (e) swimming pools, spas, hot tubs, fountains, water features, saunas, steam rooms; (f) lawn irrigation, landscape lighting, docks, seawalls, bulkheads, retaining walls, fences, gates and pavement; (g) detached structures, guest houses, ADUs, outbuildings, sheds, boat houses; (h) solar, photovoltaic, battery, generator, EV charger, lightning protection and standby power systems; (i) security, fire, smoke and carbon-monoxide alarm systems, intercoms, cameras, low-voltage, data, audio, cable and smart-home systems; (j) central vacuum, water softener, filtration, reverse-osmosis, humidifier, dehumidifier, elevators, lifts and dumbwaiters; (k) the interior of walls, chimneys, flues, ducts and pipes; concealed framing; footings; slab under floor coverings; (l) cosmetic and aesthetic items; (m) appliances not built in; window treatments; recreational equipment; (n) common elements of condominium or cooperative buildings; (o) evidence of illegal activity; (p) any item that is shut down, winterized, not connected, or does not respond to normal controls — Inspector will not activate, pressurize, light pilots or operate shut-off valves or breakers; (q) heating-system accessories, overflow drains, antennae, satellite equipment, trees, landscaping and plants; (r) exterior insulation and finish systems (EIFS), conventional stucco, and composite or engineered-wood siding: these claddings can conceal water intrusion and damage that a visual, non-invasive inspection cannot detect; Inspector does not probe, core, moisture-map or otherwise inspect behind these claddings and assumes no liability for concealed damage behind them.

4.4 Conditions Beyond Observation. Inspector is not responsible for conditions that arise, change or become observable after the inspection; for latent or concealed defects; for conditions that could only be found by invasive, destructive, laboratory or technically exhaustive methods; or for conditions in areas that were inaccessible, obstructed, occupied by tenants who refused entry, or unsafe at the time of inspection. Any courtesy comment Inspector makes about an excluded system, item or condition is informational only and does not constitute an inspection of it, create a duty to inspect it, or bring it within the scope of any Service.

4.5 Partner-Delivered and Referred Services. Wood-destroying-organism inspections, mold assessments, water testing and any other service that requires a license Inspector does not hold are performed, if at all, by independent licensed Partner Providers under their own agreement and report. Inspector only coordinates scheduling as a courtesy, receives no undisclosed compensation, makes no representation about the Partner Provider's work, and has no liability for it. Any contractor, engineer or specialist Inspector recommends for further evaluation or repair is recommended as a courtesy; the engagement is solely between Client and that provider.

4.6 Client Acknowledgment of Exclusions. Client has read Section 4 and agrees that the systems, items, conditions and determinations listed in it are excluded from every Service unless an Addendum or Service Order line item expressly adds them.

Client initials: _____

5. CLIENT DUTIES

5.1 Read the Report; Follow Recommendations. Client agrees to read this entire Agreement before signing and to read the entire report promptly on receipt and, in a purchase transaction, before Client's inspection contingency or due-diligence period expires; to contact Inspector promptly with questions while there is still time to act on the answer; and, before closing or before relying on any item, to obtain further evaluation from the specialist the report recommends. Every opinion of Inspector about the Property is contained in the written report; no oral statement at the inspection or afterward is an opinion, finding or representation on which Client may rely. A recommendation for further evaluation is notice that the condition may be more extensive or more serious than the visual inspection can show. Client's failure to obtain the recommended evaluation is a failure to mitigate and bars any claim relating to that condition to the extent the evaluation would have revealed it.

5.2 Site Attendance; Assumption of Risk. Client and anyone Client invites attend the inspection at their own risk. Client releases Inspector from, and will hold Inspector harmless against, injury to Client or Client's invitees and damage to the Property or its contents caused by the Property's condition during attendance, except to the extent caused by Inspector's gross negligence or willful misconduct. Children must be supervised at all times.

5.3 Incidental Damage. Client authorizes Inspector to open readily operable panels, hatches and covers and to walk roof surfaces or attic framing where Inspector judges it safe. Client releases Inspector from liability for minor, incidental marks, scuffs or disturbance that ordinarily result from those activities.

5.4 Photographs; De-identified Use. Inspector may photograph and record the Property for the report. Client consents to Inspector's use of de-identified photographs (no address, name or identifying feature) for training, quality control and educational or marketing content.

5.5 Re-Inspection of Inaccessible Items. If any area, system or component could not be inspected during the initial visit for any reason (inaccessibility, obstruction, utilities off, weather, safety, tenant refusal), Client is solely responsible for requesting and scheduling a re-inspection once the condition is corrected. Any re-inspection is subject to every term of this Agreement and is performed for a re-inspection fee not exceeding fifty percent (50%) of the original fee for that Service, or the published return-visit fee in § 2.3, whichever is less, unless the Service Order states otherwise. The duty to advise Inspector of safety hazards (§ 2.3) applies to every re-inspection.

6. REPORT OWNERSHIP, NON-PARTY RELIANCE, AND POST-CLOSING DEFECT DISPUTES

6.1 Ownership and Confidentiality. The report is Inspector's copyrighted work product licensed to Client for Client's own use in connection with the Property. Inspector will not release the report to anyone other than Client, Client's designated agent and, for insurance forms, Client's insurance agent or carrier,

except as required by law or with Client's consent.

6.2 No Third-Party Beneficiary; No Reliance by Non-Parties. This Agreement and the report are for Client's sole benefit. No seller, buyer, tenant, real estate licensee, lender, title agent, appraiser, insurer, contractor, home-warranty company, subsequent owner or other person is an intended beneficiary, and none may rely on the report for any purpose. A non-party who reads or uses the report does so at its own risk and without any duty owed by Inspector. Inspector's duty of care runs to Client only.

6.3 Report Is Not a Seller Disclosure. Florida law (Johnson v. Davis, 480 So. 2d 625 (Fla. 1985)) places the duty to disclose known, material, not-readily-observable defects on the seller of residential property. The report is not a seller's disclosure statement, is not a certification of what any seller knew or should have known, and does not transfer, satisfy, expand or limit any seller's, buyer's or licensee's disclosure or diligence duties. Inspector does not assume, and no party may assert against Inspector, any duty that Florida law places on a seller or real estate licensee.

6.4 No Contribution or Indemnity to Transaction Parties. To the fullest extent permitted by section 768.81, Florida Statutes, and other applicable law, Client agrees that no seller, buyer, real estate licensee, brokerage, lender, title agent or other party to the transaction may seek contribution, indemnity, subrogation or apportionment from Inspector in any claim arising from an undisclosed, latent or later-discovered defect in the Property, and Client will not assign to any such party any claim Client may have against Inspector.

6.5 Sharing the Report; Client Indemnity. If Client gives the report or any part of it to a non-party, Client will give the entire report together with a copy of this Agreement. Client will defend, indemnify and hold Inspector harmless from any claim, demand, suit or expense (including attorney's fees) asserted by a non-party arising from that non-party's receipt of, reliance on, or use of the report, except claims arising from Inspector's own gross negligence or willful misconduct.

6.6 Reliance Letters. A non-party who wishes to rely on the report may apply to Inspector for a written reliance letter. Issuance is at Inspector's sole discretion, is conditioned on that person signing Inspector's then-current reliance agreement and paying the reliance fee, and is limited to 30 days after the inspection date unless the letter states otherwise. Without a signed reliance letter, no reliance is authorized.

6.7 Expert and Testimony Requests. If Inspector is subpoenaed, deposed, or asked to testify, consult or produce records in any proceeding to which Inspector is not a party concerning the Property, the requesting party or Client (if Client made the request) will pay Inspector Two Hundred Fifty Dollars ($250.00) per hour, with a four-hour minimum, plus reasonable expenses, in advance.

7. NOTICE OF CLAIMS; OPPORTUNITY TO RE-INSPECT (CONDITION PRECEDENT)

7.1 Notice. As a condition precedent to any claim against Inspector, Client must give Inspector written notice (email to support@lunarinspections.com is sufficient) within fourteen (14) days after Client discovers, or reasonably should have discovered, the condition that Client contends Inspector should have reported, describing the condition and its location.

7.2 Opportunity to Re-Inspect; Preservation. Client will allow Inspector and Inspector's insurer a reasonable opportunity, not less than ten (10) business days after notice, to re-inspect, photograph and document the condition before it is repaired, altered, covered or removed, except for emergency measures

reasonably necessary to prevent imminent injury or further damage, in which case Client will photograph and preserve the condition and any removed materials to the extent practicable.

7.3 Effect of Non-Compliance. IF CLIENT FAILS TO GIVE THE WRITTEN NOTICE REQUIRED BY § 7.1, OR REPAIRS, ALTERS, COVERS OR REMOVES THE CONDITION BEFORE INSPECTOR HAS HAD THE OPPORTUNITY REQUIRED BY § 7.2, CLIENT WAIVES AND RELEASES ALL CLAIMS AGAINST INSPECTOR ARISING FROM THAT CONDITION, INCLUDING CLAIMS BASED ON INSPECTOR'S OWN NEGLIGENCE, TO THE EXTENT INSPECTOR IS PREJUDICED IN ITS ABILITY TO INVESTIGATE, EVALUATE OR DEFEND THE CLAIM. CLIENT ACKNOWLEDGES THAT THE OPPORTUNITY TO OBSERVE A CLAIMED DEFECT IN ITS UNALTERED STATE IS ESSENTIAL TO INSPECTOR'S DEFENSE AND IS A MATERIAL TERM OF THIS AGREEMENT.

Client initials: _____

8. LIMITATION OF LIABILITY; ALLOCATION OF RISK

8.1 Cap. CLIENT AGREES THAT THE TOTAL AGGREGATE LIABILITY OF INSPECTOR, ITS MEMBERS, MANAGERS, EMPLOYEES AND INSPECTORS FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE INSPECTION, THE REPORT OR ANY SERVICE, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND PROFESSIONAL NEGLIGENCE), MISREPRESENTATION, STATUTE OR OTHERWISE, IS LIMITED TO TWO (2) TIMES THE FEE PAID FOR THE SERVICE GIVING RISE TO THE CLAIM, OR THE LOWER CAP STATED IN THE APPLICABLE ADDENDUM, UNLESS CLIENT HAS ELECTED THE EXTENDED LIABILITY OPTION IN § 8.3. THIS LIMITATION APPLIES TO INSPECTOR'S OWN NEGLIGENCE, AND RECOVERY UP TO THE CAP IS CLIENT'S SOLE AND EXCLUSIVE REMEDY.

8.2 Excluded Damages. IN NO EVENT WILL INSPECTOR BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, EXEMPLARY OR PUNITIVE DAMAGES, INCLUDING LOSS OF USE, LOST PROFITS OR RENT, DIMINUTION IN VALUE, ALTERNATIVE HOUSING, INSURANCE PREMIUM CHANGES, DENIED OR CANCELLED COVERAGE, LOST CREDITS OR DISCOUNTS, OR COST OF REPAIR BEYOND THE CAP, EVEN IF ADVISED OF THEIR POSSIBILITY.

8.3 Extended Liability Option. Client may, before the inspection begins, elect on the Service Order to increase the cap in § 8.1 to Twenty-Five Thousand Dollars ($25,000) in the aggregate for the home inspection Service by paying an additional fee equal to one hundred percent (100%) of the home inspection fee, as stated in the Service Order. Client acknowledges that this option was offered, that the inspection fee is set in reliance on the limitation Client selects, and that Client had a free choice between the standard fee with the standard cap and the higher fee with the higher cap.

8.4 Reasonableness. Client acknowledges that the fee is nominal relative to the value of the Property, the potential cost of defects and the liability Inspector would otherwise bear; that Inspector assumes no liability for the cost of repairing or replacing unreported defects beyond the cap; that without the ability to limit liability Inspector would have to charge substantially more than the agreed fee; that Client had the opportunity to consult counsel and to engage another inspector, and that this Section was specifically negotiated by the offer of the Extended Liability Option. Nothing in this Section limits liability that cannot be limited by law, including liability for willful misconduct or fraud.

9. DISPUTE RESOLUTION

9.1 Pre-Suit Notice and Mediation. Before filing any lawsuit or demand for arbitration (other than a small-claims action under § 9.3), the party asserting a claim must send the other a written notice of the claim and the relief sought by certified mail, return receipt requested, or by email with delivery confirmation, and allow thirty (30) days for a response. If the responding party agrees to mediate, the parties will select a mutually acceptable mediator in Duval County, Florida, and share the mediator's fee equally; each party bears its own other costs. A party who files suit or demands arbitration without first giving this notice and participating in good faith in any mediation the other party accepts within the 30-day period forfeits any right to recover attorney's fees, expert fees and costs under § 9.7, even if that party prevails.

9.2 Binding Arbitration. EXCEPT AS PROVIDED IN § 9.3, ANY DISPUTE, CLAIM OR CONTROVERSY ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE INSPECTION, THE REPORT OR ANY SERVICE, INCLUDING THE SCOPE OR ENFORCEABILITY OF THIS SECTION, WILL BE RESOLVED BY FINAL AND BINDING ARBITRATION administered by the American Arbitration Association under its Consumer Arbitration Rules and Consumer Due Process Protocol, before a single arbitrator, in Duval County, Florida, under the Revised Florida Arbitration Code, chapter 682, Florida Statutes, and the Federal Arbitration Act, 9 U.S.C. § 1 et seq. The arbitrator will apply Florida substantive law, including this Agreement's limitation of liability, and may not award relief this Agreement excludes. Judgment on the award may be entered in any court of competent jurisdiction. Inspector will pay any portion of Client's AAA filing fee that exceeds the fee to file an equivalent action in Duval County court.

9.3 Small Claims Option. Either party may instead bring an individual claim within the jurisdiction of the Duval County small claims court (currently claims of $8,000 or less, exclusive of costs, interest and attorney's fees), and § 9.1 does not apply to such a claim.

9.4 CLASS ACTION WAIVER. CLIENT AND INSPECTOR EACH WAIVE ANY RIGHT TO BRING, JOIN, OR PARTICIPATE IN ANY CLASS, COLLECTIVE, CONSOLIDATED OR REPRESENTATIVE PROCEEDING. ALL CLAIMS MUST BE BROUGHT IN A PARTY'S INDIVIDUAL CAPACITY. If this waiver is found unenforceable as to a particular claim, that claim must proceed in court, not arbitration.

Client initials: _____

9.5 JURY TRIAL WAIVER. TO THE EXTENT ANY CLAIM PROCEEDS IN COURT, CLIENT AND INSPECTOR EACH KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE TRIAL BY JURY. THIS WAIVER IS A MATERIAL INDUCEMENT FOR INSPECTOR TO ENTER INTO THIS AGREEMENT AT THE STATED FEE.

Client initials: _____

9.6 Venue; Equitable Relief. Any court proceeding permitted by this Agreement, including to compel arbitration or to confirm, vacate or modify an award, will be brought exclusively in the state courts in and for Duval County, Florida. Either party may seek temporary injunctive relief in that court to preserve the status quo pending arbitration.

9.7 Attorney's Fees. In any arbitration or court proceeding arising out of this Agreement, the prevailing party is entitled to recover its reasonable attorney's fees, expert fees and costs, including the fees of the arbitrator and any mediator, and including on appeal and in any proceeding to enforce an award, subject to

the forfeiture in § 9.1.

9.8 Limitations Periods. The parties do not shorten any statutory limitations period; claims are subject to the periods set by section 95.11, Florida Statutes, and to the notice condition precedent in Section 7.

10. GOVERNING LAW

This Agreement and the Services are governed by the laws of the State of Florida without regard to conflict-of-law principles.

11. GENERAL

11.1 Entire Agreement; Order of Precedence. This Agreement, the Service Order and the Addenda for the Services booked constitute the entire agreement and supersede all prior oral or written statements, website content and marketing. In case of conflict: Service Order, then applicable Addendum (for its Service), then this Master Agreement.

11.2 Amendment; Waiver. Changes must be in a writing signed or electronically accepted by both parties; a change order under § 2.1 is such a writing. No waiver is effective unless written, and no single waiver is a continuing waiver.

11.3 Severability; Construction. If any provision is unenforceable, it will be enforced to the maximum extent permitted and the remainder will stand; the parties intend the limitation of liability, arbitration and waiver provisions to be enforced independently of one another. This Agreement was reviewed by both parties and will not be construed against the drafter. Headings are for convenience only.

11.4 Assignment; Successors. Client may not assign this Agreement or the report without Inspector's written consent; any attempted assignment is void. Subject to that, this Agreement binds and benefits the parties and their heirs, personal representatives and permitted successors.

11.5 Notices. Notices to Inspector: support@lunarinspections.com or the address above. Notices to Client: the email and address in the Service Order.

11.6 Survival. Sections 1.6, 4, 5.5, 6, 7, 8, 9, 10 and 11 survive completion of the Services and delivery of the report.

11.7 Electronic Records and Signatures. This Agreement may be executed and delivered electronically under section 668.50, Florida Statutes, and the federal E-SIGN Act. A click-to-accept, typed name or electronic signature through Inspector's scheduling platform has the same effect as a handwritten signature. Client has received Inspector's E-Signature Disclosure and may request a paper copy at no charge.

11.8 Counterparts. This Agreement may be signed in counterparts, each of which is an original.

12. FORCE MAJEURE

Neither party is liable for delay or failure to perform caused by events beyond its reasonable control, including hurricane, tropical storm, flood, fire, lightning, government order, evacuation, public-health emergency, utility outage, road closure, or civil disturbance ("Force Majeure Event"). Inspector will notify

Client as soon as practicable and reschedule at the earliest mutually available time. If the Services cannot be rescheduled within sixty (60) days, either party may terminate on written notice and Inspector will refund any prepaid fee for Services not performed. Ordinary weather and market conditions are not Force Majeure Events.

13. ACKNOWLEDGMENT AND SIGNATURES

By signing, Client confirms that Client (a) has read this entire Agreement, the Service Order and each Addendum for the Services booked; (b) understands that the inspection is limited and visual, that Inspector's liability is capped, that disputes go to arbitration, and that Client has waived jury trial and class actions, and has separately initialed the exclusions (§ 4.6), the notice-and-cure waiver (§ 7.3), the class action waiver (§ 9.4) and the jury trial waiver (§ 9.5); (c) received the license copy and scope disclosure required by section 468.8321, Florida Statutes; (d) was offered and either elected or declined the Extended Liability Option; and (e) had the opportunity to consult an attorney and to hire a different inspector.

Signature field	Entry
Client signature	_____
Client printed name	_____
Date	_____
Second Client signature (if any)	_____
Inspector	Lunar Home & Commercial Inspections, LLC, by Brian J. Walker, Managing Member, Florida Home Inspector License HI14111
Inspector signature / date	_____ / _____

Addenda initialed and incorporated: *Listed at signing*

Each Addendum applies only when its Service appears on the Service Order and Client has initialed it. Every Addendum incorporates the Master Agreement in full, including Sections 4 (exclusions), 6 (non-party reliance), 7 (notice), 8 (limitation of liability) and 9 (dispute resolution). Where an Addendum states a cap, that cap replaces the 2× cap in § 8.1 for that Service only.

Addendum	Service (website name)	Published starting fee	Liability cap
A	Buyer Home Inspection	$449	2× fee (or ELO)
B	Pre-Listing (Seller) Inspection	$449	2× fee (or ELO)
C	New Construction Phase Inspections	$449 / phase; $899 two-phase; $1,299 three-phase	2× fee per phase (or ELO)
D	11-Month Builder-Warranty Inspection	$449	2× fee (or ELO)
E	Wind Mitigation (OIR-B1-1802, Rev. 04/26)	$175; +$125 with full inspection	1× fee

Addendum	Service (website name)	Published starting fee	Liability cap
F	4-Point Insurance Inspection	$175; +$125 with full inspection	1× fee
G	Roof Condition Certification	$125; +$100 with full inspection	1× fee
H	Insurance Bundle (E + F + G, any combination)	$249–$349	1× bundle fee, aggregate
I	Investor Snapshot	$349 (≤ 1,500 sf); $425 (1,501–2,500 sf)	1× fee
J	Commercial Property — scope notice and referral to separate PCA Agreement	from $995 (quoted)	n/a (separate agreement)
K	Thermal Imaging	included in full inspection; standalone quoted	1× standalone fee; if included, host Service's cap applies
L	Storm Readiness, Post-Storm Rapid Assessment, Annual Maintenance	$449 / from $495 / $475	1× fee
M	Repair Verification Re-Inspection; Lunar-performed add-ons (sewer scope, pool/spa, detached structure, ADU)	$199 (10 items) +$15/item; $275; $195; $149; from $249	1× fee
N	Partner-Delivered and Coordinated Services (WDO, mold/IAQ, water testing)	$149 / from $425 / $349	$0 — Inspector not liable

ADDENDUM A — BUYER HOME INSPECTION

Client initials: _____

A.1 Purpose. A home inspection as defined in section 468.8311(4), Florida Statutes, performed for a prospective purchaser to inform Client's own purchase decision. It is not performed for the seller, the seller's agent or Client's agent, lender or insurer.

A.2 Scope. Master § 3.3 systems, to the Florida Standards of Practice. Thermal imaging may be used at Inspector's discretion under Master § 3.5 and Addendum K. Inspector will photograph deficiencies and deliver a report organized by system and severity (safety, major systems, maintenance). A post-report telephone review is included.

A.3 Inspection Contingency. Client is responsible for knowing and meeting the deadlines in Client's purchase contract. Inspector's 24-hour delivery target is a target, not a guarantee, and Inspector is not liable for any contingency, deposit or deadline consequence arising from report timing.

A.4 Occupied and Furnished Homes. Where the Property is occupied or furnished, Client accepts that floors, walls, closets, attic and garage areas may be obstructed and that those areas are inspected only to the extent visible without moving contents.

A.5 Agent Delivery. If Client directs simultaneous delivery to Client's real estate licensee, that licensee receives the report as Client's agent only, acquires no rights, and may not rely on it in the licensee's own capacity.

A.6 Cap. Master § 8.1 (2× fee) or the Extended Liability Option if elected.

ADDENDUM B — PRE-LISTING (SELLER) INSPECTION

Client initials: _____

B.1 Purpose. Performed at the seller's request before marketing, to give the seller a dated, licensed record of observed conditions so the seller can decide what to repair, obtain quotes for, or disclose. Client represents that Client is the owner or an authorized representative of the owner.

B.2 Scope. Full Rule 61-30 scope per Master § 3.3. The report may group findings into "repair / obtain quote / consider disclosing" for the seller's convenience. Those groupings are Inspector's organizational suggestions only and are not legal advice about what Florida law requires the seller to disclose.

B.3 Seller Disclosure Duties Remain the Seller's. Client acknowledges that the report (a) does not satisfy, limit or define Client's disclosure obligations under Johnson v. Davis or any purchase contract; (b) does not establish what Client knew before the inspection; (c) becomes less reliable with each day after the inspection date and does not substitute for a buyer's own inspection; and (d) is not an "insurance flag" guarantee — any note about roof age, panel brand or plumbing material is an observation, not a prediction of carrier acceptance.

B.4 Sharing with Buyers; Buyer Reliance. Client may show the report to prospective buyers only under Master § 6.5 (entire report plus this Agreement). Client will state in writing to each recipient that the report was prepared for the seller, that the buyer may not rely on it, and that the buyer should obtain an independent inspection. A buyer who wishes to rely on it must obtain a reliance letter under Master § 6.6 (fee: One Hundred Fifty Dollars ($150.00); valid 30 days from inspection; Inspector may require a walk-through update at Inspector's standard re-inspection fee).

B.5 Post-Closing Disputes. If a buyer, after closing, asserts any claim against Client concerning a condition of the Property, Client will not join, implead, or seek contribution or indemnity from Inspector (Master § 6.4). To the extent the buyer's claim against Client or Inspector arises from the buyer's receipt of, reliance on, or use of the report, Client will defend and indemnify Inspector under Master § 6.5.

B.6 Repairs After the Report. Client may order a Repair Verification (Addendum M) to document corrections. Inspector does not perform repairs (§ 468.8319(1)(f), F.S.) and does not warrant work performed by others.

B.7 Cap. Master § 8.1 (2× fee) or the Extended Liability Option if elected.

ADDENDUM C — NEW CONSTRUCTION PHASE INSPECTIONS

Client initials: _____

C.1 Phases. As selected on the Service Order: Phase 1 Pre-Pour (formwork, footings, visible reinforcement, vapor barrier, plumbing rough-in locations); Phase 2 Pre-Drywall (framing and connections, electrical runs, plumbing supply and drain, HVAC duct and returns, window and door flashing); Phase 3 Final Walk-Through (Master § 3.3 scope to the Florida Standards of Practice, finishes, exterior drainage); Phase 4 Eleven-Month (Addendum D).

C.2 Not a Code or Plan-Compliance Inspection. Phase inspections are visual observations of workmanship and conditions at the moment of inspection. They are not building-code, Florida Building Code, plan-review, engineering, or special-inspection services; they do not replace municipal or county inspections; and they do not determine whether work complies with approved plans, product approvals, manufacturer instructions or the builder's contract. The "concealment record" is a photo record of what was visible on the day, not a certification of what is behind finished surfaces.

C.3 Builder Access and Cooperation. Client is responsible for obtaining the builder's permission for Inspector to enter the job site and for scheduling each phase before the relevant work is covered. Inspector is not liable for any phase missed because the builder covered work, denied access, or changed schedule. Job sites are hazardous; Master § 5.2 applies with full force.

C.4 Punch Lists. Punch lists are Inspector's observations formatted for the builder's convenience. The builder's obligation to correct items is governed solely by Client's construction contract and warranty. Verification of corrections at the next phase is included; items not corrected are the builder's responsibility.

C.5 Cap. 2× the fee paid for the phase in which the claim arises, or the Extended Liability Option if elected for that phase.

ADDENDUM D — ELEVEN-MONTH BUILDER-WARRANTY INSPECTION

Client initials: _____

D.1 Purpose. A home inspection to Master § 3.3 scope, weighted toward first-year conditions (settlement cracking, racked openings, flashing and penetration seals, insulation and duct connections, moisture at wet walls, device and HVAC operation), performed before the builder's first-year warranty expires.

D.2 Warranty Belongs to the Builder. Inspector does not issue, extend, interpret or administer any warranty. Whether an item is covered, and whether the builder must repair it, is determined solely by Client's builder warranty and construction contract. Inspector's separation of findings into "normal curing" and "ask the builder to investigate" is a visual judgment, not an engineering determination.

D.3 Timing. Client is solely responsible for knowing the warranty expiration date and for submitting claims to the builder on time. Inspector will answer reasonable questions during the claim process but does not represent Client to the builder.

D.4 Cap. Master § 8.1 (2× fee) or the Extended Liability Option if elected.

ADDENDUM E — WIND MITIGATION INSPECTION (OIR-B1-1802)

Client initials: _____

E.1 Purpose. Completion of the Florida Office of Insurance Regulation Uniform Mitigation Verification Inspection Form OIR-B1-1802, current edition (Rev. 04/26, adopted by Rule 69O-170.0155, F.A.C., mandatory for inspections on or after April 1, 2026), so that Client's insurer can evaluate premium credits under section 627.711, Florida Statutes. The inspection is performed and signed by Brian J. Walker, FL Home Inspector HI14111, who is a person authorized to sign the form.

E.2 Scope. Inspector will observe, measure and photograph the readily accessible features addressed by the nine form questions: (1) building-code/permit application date; (2) wind-speed region; (3) roof slope; (4) roof covering, permit and product approval; (5) roof-deck attachment; (6) roof-to-wall attachment; (7) roof geometry; (8) secondary water resistance; (9) opening protection. Each attribute marked on questions 2–9 will be supported by at least one photograph or document as the form requires. Inspector enters the attic to the extent safely accessible and will not cut, pry, remove or disturb insulation, finishes, soffits or shutters.

E.3 Documentation and "Unknown" Entries. Where a feature cannot be verified by direct observation or by documents Client supplies (roofing permits, product approvals, invoices, FORTIFIED Home® certificates, engineering reports), Inspector will mark the form's "Unknown / Unverified" or least-favorable applicable option. Client is responsible for supplying documents before or at the inspection. Inspector may issue an amended form at a re-inspection fee if Client later supplies qualifying documentation.

E.4 What This Is Not. Not a roof inspection, structural evaluation, code-compliance inspection, engineering opinion, or prediction of storm performance. It does not address roof condition, leaks or remaining life except as the form requires. Validity (currently up to five years absent material change) is the insurer's determination.

E.5 No Guarantee of Credits. Inspector documents; the carrier decides. Credit amounts are set by each carrier's filed rates and underwriting rules. Inspector is not liable for any premium change, denied credit, cancellation, non-renewal, re-inspection demand or claim decision.

E.6 Release to Insurer. Client authorizes Inspector to deliver the signed form and photographs to Client's insurance agent or carrier on request and to discuss the form's entries with them. No one other than Client and Client's insurer may rely on the form.

E.7 My Safe Florida Home. If the inspection is performed through the My Safe Florida Home program, program eligibility, grant decisions and program forms are governed by the program, not by Inspector, and this Agreement applies only to the extent not inconsistent with program requirements.

E.8 Cap. 1× the fee paid for this Service.

ADDENDUM F — FOUR-POINT INSURANCE INSPECTION

Client initials: _____

F.1 Purpose and Scope. A limited visual survey of four systems — roof, electrical, plumbing, HVAC — documented on the current carrier-standard four-point form (for example, Citizens Property Insurance Corporation's 4-Point form, current revision) solely for Client's insurance application or renewal. Inspector records covering type, apparent age, permit history where available and visible condition of the roof; panel

brand and capacity, wiring methods and the presence or absence of Federal Pacific/Zinsco panels and aluminum branch wiring where observable; supply and drain materials, water heater age and condition, and visible polybutylene; HVAC type, age and operation under normal controls.

F.2 Not a Home Inspection. This is not a home inspection under chapter 468, Florida Statutes, and is not performed to the Florida Standards of Practice. Systems and components outside the four listed, and concealed portions of the four, are excluded. Age entries are Inspector's visual estimates unless supported by nameplates or permits.

F.3 Carrier Decisions. Insurability, premium, acceptance, additional-inspection demands and coverage decisions belong to the carrier. Inspector is not liable for any insurance outcome.

F.4 Release to Insurer. As Addendum E.6.

F.5 Cap. 1× the fee paid for this Service.

ADDENDUM G — ROOF CONDITION CERTIFICATION

Client initials: _____

G.1 Scope. A visual, roof-only condition report in the requesting carrier's format: covering type and apparent installation date (cross-checked with permits where Client supplies them or they are publicly available), each slope, flashings, penetrations and visible decking, photographed; granule loss, lifted or missing material, fastener condition and documented repairs; and, where the observed condition supports it, Inspector's visual estimate of remaining service life.

G.2 A Condition Assessment, Not a Warranty. Any remaining-life statement is an opinion based on visible surface condition on the inspection date, is not an engineering or manufacturer determination, and is not a warranty, guarantee or prediction that the roof will not leak or fail. Underlayment, decking under covering, and concealed flashing are not inspected.

G.3 Access. Inspector walks roof surfaces only where Inspector judges it safe for the inspector and the roof (pitch, material, moisture, height); otherwise observation is from a ladder or the ground. Client releases Inspector from liability for marring or damage ordinarily associated with careful roof walking.

G.4 Carrier Decisions; Release to Insurer. As Addenda E.5 and E.6.

G.5 Cap. 1× the fee paid for this Service.

ADDENDUM H — INSURANCE BUNDLE

Client initials: _____

When two or three of Addenda E, F and G are booked together, each applies to its own form. One photo pack may be referenced by all forms. The bundle fee is allocated among the forms as stated on the Service Order; Inspector's aggregate liability for all forms in the bundle is 1× the total bundle fee. The "Insurance-Ready" and similar marketing descriptions mean that the forms are completed on current carrier-standard editions with supporting photographs; they do not mean the carrier will accept the forms or grant any credit.

ADDENDUM I — INVESTOR SNAPSHOT

Client initials: _____

I.1 A Screening Product. The Investor Snapshot is a deliberately abbreviated visual review concentrated on acquisition cost drivers (roof and attic, HVAC and water heater age and operation, panel and wiring era, supply and drain materials, foundation and moisture observations, make-ready items). It is not a home inspection under chapter 468 and is not performed to the full Florida Standards of Practice. It is intended for preliminary underwriting of an offer, not as the sole basis for closing.

I.2 Upgrade Path. Client may upgrade to a full home inspection (Addendum A) before the end of Client's inspection period at the then-current fee less the Snapshot fee, subject to availability. Client assumes the risk of closing without an upgrade.

I.3 Tenant-Occupied Property. Client is responsible for lawful tenant notice and access. Areas a tenant declines to make available are not inspected.

I.4 Portfolio Engagements. Portfolio discounts apply only as stated on the Service Order and do not alter the per-property cap. Each property is a separate Service.

I.5 Cap. 1× the fee paid for this Service.

ADDENDUM J — COMMERCIAL PROPERTY (SCOPE NOTICE)

Client initials: _____

Florida Home Inspector License HI14111 and the Florida Standards of Practice apply to residential dwellings of one to four units. A commercial property condition assessment is not a licensed home-inspection service and is not provided under this Master Agreement. If Client requests a commercial assessment, Inspector will quote it per property under Inspector's separate Commercial Property Condition Assessment Agreement, which uses ASTM E2018-24 as its framework, requires a written property-specific scope and a 50% retainer, and contains its own limitation of liability and dispute provisions. A mixed-use building with one to four dwelling units may have its residential units inspected under Addendum A or I only; non-residential portions require the commercial agreement.

ADDENDUM K — THERMAL IMAGING (INFRARED)

Client initials: _____

K.1 Screening Tool. Infrared thermography detects apparent surface-temperature differences. It does not see through walls, does not detect moisture, mold, air leakage, missing insulation or electrical faults directly, and does not image every surface. Apparent anomalies are screening-level observations that Inspector attempts to corroborate with a moisture meter or visual evidence where accessible; an anomaly that cannot be corroborated will be reported as a possible condition requiring further evaluation.

K.2 Conditions Limit Results. Accurate readings depend on temperature differential between interior and exterior, solar loading, wind, humidity, surface emissivity and reflectivity, recent weather and HVAC operation. Where conditions are unfavorable Inspector may limit or omit scanning without reducing the fee for a full inspection in which scanning is included at no charge.

K.3 Electrical Hot Spots. Electrical scanning is performed only on accessible, energized equipment under whatever load exists at the time; it is not a load test. Any apparent hot spot is referred to a licensed electrician.

K.4 Not an Energy Audit or Moisture Survey. This Service is not a certified energy audit, blower-door test, building-envelope commissioning, or a comprehensive moisture or mold survey, and no such determination is made.

K.5 Cap. 1× the fee paid for standalone thermal imaging; where included at no charge within another Service, thermal findings are subject to that Service's cap and no separate cap applies.

ADDENDUM L — STORM READINESS, POST-STORM RAPID ASSESSMENT, ANNUAL MAINTENANCE

Client initials: _____

L.1 Scope. A visual, non-invasive review of the roof covering and penetration seals, openings and installed opening protection (operability and completeness of shutters, panels, impact glazing and hardware), site drainage and grading, exterior attachments (soffit, fascia, screen enclosures, railings, mounted equipment), attic and ventilation, and vegetation near the structure, reported by priority (act now / this season / monitor). Annual Maintenance applies the Master § 3.3 scope as a maintenance baseline.

L.2 No Prediction of Storm Performance. No inspection can predict how a structure will perform in a specific storm. The report documents conditions observed on one day and is not a certification of storm resistance, a wind-mitigation form, an engineering evaluation, or a guarantee against damage.

L.3 Post-Storm Assessments. A post-storm assessment documents visible conditions before cleanup or repair. It is not a claim, an estimate, a public-adjuster service, a contractor's scope, or an opinion on coverage or causation. Coverage, causation and valuation decisions rest with Client's carrier and its adjuster. Inspector does not enter structures Inspector judges unsafe. Inspector is not a licensed public adjuster and does not negotiate with insurers on Client's behalf.

L.4 Cap. 1× the fee paid for this Service.

ADDENDUM M — REPAIR VERIFICATION AND LUNAR-PERFORMED ADD-ONS

Client initials: _____

M.1 Repair Verification. Inspector will re-examine only the items Client identifies from a prior Lunar report (up to ten at the base fee; additional items at the published per-item fee), photograph each from the original vantage where possible, and report each as addressed, partially addressed, or unchanged. Verification is visual and non-invasive; it is not a warranty of the repair's workmanship, materials, code compliance, permitting or future performance, which remain the repairing contractor's responsibility. Inspector does not verify that a repair was permitted or performed by a licensed contractor.

M.2 Sewer Scope (Lunar-performed). A camera is inserted through an existing accessible cleanout to view the interior of the main sewer lateral as far as the camera can travel. Scope is limited by cleanout availability, pipe condition, standing water, roots and bends. Locating the line, dye testing, pressure

testing, and determining pipe ownership or the point of connection are excluded. Inspector is not liable for pre-existing pipe failure revealed or aggravated by camera insertion.

M.3 Pool and Spa (Lunar-performed). A visual review of the visible shell, deck, coping, visible plumbing, pump, filter, heater and electrical bonding where observable, operated under normal controls. Excluded: leak detection, pressure testing, underground plumbing, structural evaluation of the shell, barrier/code compliance under chapter 515, Florida Statutes, chemistry, and heater combustion analysis. A pool barrier observation is a courtesy and not a certification of compliance with the Residential Swimming Pool Safety Act.

M.4 Detached Structures, Guest Houses, ADUs. Inspected to Master § 3.3 scope where safely accessible; square-footage fees per the Service Order.

M.5 Cap. 1× the fee paid for the add-on Service in which the claim arises.

ADDENDUM N — PARTNER-DELIVERED AND COORDINATED SERVICES

Client initials: _____

N.1 Separate Licensees, Separate Agreements. Wood-destroying-organism inspections (chapter 482, Florida Statutes), mold assessments and indoor-air-quality sampling (Part XVI of chapter 468, Florida Statutes), and water testing are performed by independent Partner Providers who hold the required licenses or laboratory accreditation. Each Partner Provider contracts directly with Client, issues its own report and is solely responsible for its work. Lunar is not a party to that agreement.

N.2 Lunar's Limited Role. Lunar's only role is to schedule the Partner Provider's visit on the same day where practicable and to pass through the Partner Provider's published fee. Lunar receives no undisclosed compensation for the referral. Scheduling is conditional on the Partner Provider's confirmation.

N.3 No Liability. Lunar makes no representation about and has no liability for any Partner Provider's licensure, insurance, timeliness, findings, report, sampling, laboratory results, or conduct, and Client releases Lunar from any claim arising from a Partner Provider's services. Client's remedy, if any, is against the Partner Provider.

N.4 Independence. Lunar's own report does not incorporate the Partner Provider's findings, and the absence of a WDO, mold or water finding in Lunar's report is not a statement that none exists.

N.5 Cap. Lunar's liability for any claim arising from or relating to a Partner-Delivered or Coordinated Service is zero.