

Operating Agreement for Quantum Scope Inspections

This Operating Agreement ("Agreement") is made and entered into by and between Quantum Scope Inspections ("QSI" or "Company") and the Client ("Client") who engages the services offered by the Company.

Quantum Scope Inspections provides residential building inspection services, including visual assessments and advanced technologies such as drone inspections for roofing evaluations and air and water testing for environmental safety. This Agreement outlines the scope and limitations of the home inspection services provided.

Quantum Scope Inspections offers the following services:

1. **Residential Building Inspection** A comprehensive visual inspection of accessible areas of the property, including structure, roofing, electrical systems, plumbing, heating, cooling systems, and major appliances. The inspection adheres to the standards set by the Texas Real Estate Commission (TREC) and the National Association of Certified Home Inspectors (NACHI).
2. **Drone Technology for Roofing Assessment** Utilization of drone technology to capture images of roofs and high structures, providing a detailed overview of visible damages or defects that are otherwise inaccessible.
3. **Air and Water Testing** Conducting air quality assessments for the presence of mold; water testing for contaminants, including microbial, chemical, and physical characteristics. Clients will be provided with a detailed analysis of findings from the tests conducted.

Quantum Scope Inspections will provide its services based on the following guidelines:

a. **Accessibility** Inspections will only cover areas that are accessible and visible. Areas that are unsafe, unaccessible, or concealed will not be included in the assessment. Any sections requiring specialized equipment or expertise may be noted as limited in scope.

b. **Limitations** Inspections do not include invasive procedures, the opening of walls or ceilings, or the removal of any items. The inspection does not certify the property as free of pests, environmental hazards, or code compliance. Inspection services do not include future predictions concerning the condition of the property beyond the date of inspection.

To facilitate a proper inspection, Clients shall:

- Provide reasonable access to all areas of the property, including attics, basements, outbuildings, and garages.
- Inform Quantum Scope Inspections of any specific concerns or knowledge regarding the property that may impact the inspection.

- Ensure that all pets are secured during the inspection process.

After the inspection, a detailed report will be provided that includes:

- An executive summary of findings.
- Descriptions of any reported deficiencies with accompanying photographs.
- Recommendations for follow-up actions when necessary.

Fees and Payment

- The Client agrees to pay the Company the inspection fee as specified in the invoice provided prior to the date of inspection.
- Additional fees may apply for specialized tests, further consultations, or retesting that may be requested by the Client.

Liability Limitations

In no event shall Quantum Scope Inspections be liable for any perceived or consequential damages arising from the inspection.

Termination

Either party may terminate this Agreement, provided written notice is given at least 48 hours prior to the scheduled inspection date. In the event of cancellation with less than 48 hours' notice, a cancellation fee may apply.

Acknowledgment

By signing below, the Client acknowledges that they have read, understood, and agree to the terms and conditions laid out in this Operating Agreement.

Client Signature: _____ Date: _____

QSI Representative: _____ Date: _____