

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

11419 West Palmetto Park Road #971032 • Boca Raton, Florida 33497

(561) 570-6311 • www.certifiedinspectors.com

SCHEDULE I

WATER QUALITY TESTING

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if **Water Quality Testing** 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 Water Quality Testing.

1. Purpose

The purpose of Water Quality Testing is to collect water samples from the Property and submit those samples to an independent laboratory for analysis. The testing is intended to identify the presence or concentration of specific contaminants or water quality characteristics selected by the Client or required by a lender, insurance carrier, governmental agency, or other third party.

Water Quality Testing evaluates only the samples collected on the date of the Inspection and is not intended to certify the long-term quality, safety, or potability of the water supply.

2. Scope of Services

Depending upon the testing package selected by the Client, Water Quality Testing may include laboratory analysis for one or more of the following:

- Total Coliform Bacteria
- E. coli
- Nitrate
- Nitrite
- Lead
- Copper
- Iron
- Manganese
- Arsenic
- pH
- Hardness
- Total Dissolved Solids (TDS)
- Chlorides
- Sulfates
- Turbidity
- Fluoride
- Volatile Organic Compounds (VOCs)
- Other constituents specifically identified in the Scope of Services and Fees

Only those parameters specifically ordered by the Client will be analyzed.

3. Sample Collection

Samples shall be collected using generally accepted sampling procedures appropriate for the requested analysis.

The Inspector may collect samples from:

- Kitchen fixtures.
- Bathroom fixtures.
- Exterior hose bibs.
- Well pressure tanks.
- Designated sampling points.
- Other accessible locations deemed appropriate by the Inspector.

The Inspector is not responsible for conditions occurring after sample collection.

4. Laboratory Analysis

All laboratory analysis shall be performed by an independent laboratory.

The Inspector does not perform laboratory testing and assumes no responsibility for:

- Laboratory procedures.
- Testing methodologies.
- Analytical techniques.
- Laboratory reporting errors.
- Sample handling after shipment.
- Turnaround times.
- Laboratory interpretation.

Laboratory reports become part of the Inspection File.

5. Sampling Limitations

Water quality may vary significantly due to:

- Seasonal conditions.
- Rainfall.
- Groundwater fluctuations.
- Municipal treatment changes.
- Plumbing repairs.
- Well operation.
- Water usage.
- Water softeners.
- Filtration systems.
- Pressure tanks.
- Stagnant water.
- Distribution system conditions.

Accordingly, laboratory results represent only the water sampled at the date and time of collection.

6. Well Systems

When testing a private well, the Inspector does not determine:

- Well production capacity.
- Well yield.
- Aquifer conditions.
- Pump performance.
- Well construction.
- Well casing integrity.

- Underground contamination sources.
- Future water quality.

The Inspector is not responsible for changes in groundwater conditions occurring after sample collection.

7. Municipal Water Systems

When testing water supplied by a municipal utility, the Inspector does not evaluate:

- Municipal treatment facilities.
- Distribution system integrity.
- Water main conditions.
- Municipal regulatory compliance.
- Future treatment changes.

The Inspector does not guarantee continued compliance with applicable drinking water standards after the date of sampling.

8. FHA / VA Water Testing

When Water Quality Testing is requested to satisfy FHA, VA, USDA, or other lending requirements, the Inspector will collect samples in accordance with the applicable laboratory protocols.

The Inspector does not guarantee that:

- the testing protocol selected by the lender is complete;
- additional testing will not be required;
- the lender will accept the laboratory report; or
- financing approval will be granted.

Responsibility for determining lender requirements rests solely with the Client and the lender.

9. Inspection Limitations

Water Quality Testing does not determine:

- Future water quality.
- Continuous water monitoring.
- Health risks.
- Medical suitability.
- Plumbing contamination.
- Pipe corrosion.
- Water treatment effectiveness.
- Source contamination.
- Regulatory compliance beyond the date of sampling.
- Safety for human consumption beyond the analyzed parameters.

Water quality may change at any time due to factors beyond the Inspector's control.

10. Exclusions

Unless specifically included in the Scope of Services and Fees, Water Quality Testing does **not** include:

- Well yield testing.
- Pump performance testing.
- Septic system evaluation.
- Plumbing inspections.
- Water treatment system inspections.
- Filter performance evaluations.
- Continuous water monitoring.
- Environmental site assessments.

- Soil contamination testing.
- Groundwater investigations.
- Industrial hygiene services.
- Medical consultation.
- Toxicological analysis.
- Engineering services.
- Code compliance inspections.
- Cost estimates.
- Expert witness services.

11. Recommendations

If laboratory results indicate contaminant levels exceeding applicable standards or recommended guidelines, the Inspector may recommend additional testing, consultation with the local health department, evaluation by a licensed water treatment professional, or further investigation by qualified specialists.

Recommendations are limited to the laboratory results obtained and should not be interpreted as identifying the source or extent of contamination.

12. Client Acknowledgment

The Client acknowledges that Water Quality Testing evaluates only the specific samples collected on the date of the Inspection and only for the parameters requested. The Client understands that water quality may vary over time due to environmental conditions, seasonal changes, plumbing conditions, treatment methods, groundwater fluctuations, municipal system changes, or other factors beyond the Inspector's control.

The Client further acknowledges that laboratory analysis is performed by an independent laboratory and that the Inspector is not responsible for laboratory procedures, analytical methods, or laboratory conclusions. Water Quality Testing is not a guarantee of future water quality or continued compliance with drinking water standards.

The Client agrees that this Schedule forms an integral part of the Residential Property Inspection Services Agreement and shall be interpreted together with all other applicable provisions of the Agreement.
