

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 K

IRRIGATION SYSTEM INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if an **Irrigation System 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 Irrigation System Inspection.

Table of Contents

1. Purpose.....	1
2. Scope of Inspection.....	1
3. Operational Evaluation	2
4. Inspection Limitations	2
5. Underground Components	2
6. Seasonal and Environmental Conditions	3
7. Backflow Prevention Devices.....	3
8. Controller and Electrical Components.....	3
9. Exclusions.....	4
10. Recommendations.....	4
11. Client Acknowledgment.....	4

1. Purpose

The purpose of the Irrigation System Inspection is to provide the Client with a visual and operational evaluation of the readily accessible components of the permanently installed landscape irrigation system as they exist on the date of the Inspection. The inspection is intended to identify readily observable deficiencies that may affect the basic operation of the system.

The Irrigation System Inspection is not an engineering evaluation, irrigation design review, hydraulic analysis, water conservation audit, or guarantee of future performance.

2. Scope of Inspection

The Irrigation System Inspection generally includes a visual evaluation and functional operation of the readily accessible components of the irrigation system, including, where present:

- Irrigation controller (timer).

- Rain sensor (visual only).
- Master valve (visual only, if accessible).
- Irrigation zones.
- Zone valves.
- Spray heads.
- Rotary heads.
- Bubblers.
- Drip irrigation components (visual only).
- Visible piping above grade.
- Valve boxes that are readily accessible.
- Backflow prevention device (visual only, if accessible).
- General spray patterns.
- Obvious overspray.
- Obvious ponding or surface leaks.
- Visible damage to exposed components.

The Inspector will operate the irrigation system through normal operating controls when water service is available and the system is functional.

3. Operational Evaluation

The Inspector will operate each readily accessible irrigation zone, when practical, to observe its general operation.

The operational evaluation is limited to observing whether zones activate and whether water is discharged through the visible irrigation components.

The Inspector does not measure water pressure, flow rate, precipitation rate, irrigation coverage, distribution uniformity, or system efficiency.

4. Inspection Limitations

The Irrigation System Inspection is limited to visible and Readily Accessible components.

The Inspector is not required to:

- Excavate soil.
- Locate underground piping.
- Determine burial depth.
- Trace underground wiring.
- Remove landscaping.
- Remove valve box covers that cannot be safely opened.
- Repair or adjust sprinkler heads.
- Program irrigation controllers.
- Operate every scheduling feature.
- Inspect concealed piping.
- Perform pressure testing.
- Perform leak detection.
- Verify proper zoning design.
- Evaluate irrigation demand calculations.
- Determine compliance with local irrigation ordinances.

The Inspector is not responsible for concealed leaks or underground piping failures.

5. Underground Components

Most irrigation system components are installed below grade and cannot be visually inspected.

The Inspector does not determine:

- Underground pipe condition.
- Underground wiring condition.
- Pipe routing.
- Pipe sizing.
- Pipe depth.
- Valve condition below grade.
- Root intrusion.
- Soil settlement.
- Underground leakage.

The absence of visible leaks does not establish that underground leaks are not present.

6. Seasonal and Environmental Conditions

The performance of an irrigation system may be affected by:

- Municipal watering restrictions.
- Seasonal shutdown.
- Rain sensor operation.
- Water pressure fluctuations.
- Well performance.
- Drought conditions.
- Landscaping changes.
- Vegetation growth.
- Recent repairs.
- Utility interruptions.

The Inspector is not responsible for conditions affecting the irrigation system after the date of the Inspection.

7. Backflow Prevention Devices

The Inspector will visually observe readily accessible backflow prevention devices when present.

The Inspector does not perform:

- Backflow certification.
- Pressure testing.
- Backflow performance testing.
- Regulatory certification.
- Annual testing required by local jurisdictions.

Backflow testing should be performed only by appropriately licensed or certified personnel where required by law.

8. Controller and Electrical Components

The Inspector may operate the irrigation controller using normal controls to activate irrigation zones.

The Inspector does not determine:

- Controller programming accuracy.
- Electrical load calculations.
- Low-voltage wiring integrity.
- Underground wiring condition.
- Battery condition.
- Wi-Fi connectivity.
- Mobile application functionality.
- Smart irrigation programming.
- Freeze protection programming.

- Manufacturer software performance.

9. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Irrigation System Inspection does **not** include:

- Leak detection.
- Pressure testing.
- Hydraulic analysis.
- Water conservation audits.
- Irrigation design evaluation.
- Landscape design.
- Underground utility locating.
- Excavation.
- Pipe locating.
- Backflow certification.
- Electrical troubleshooting.
- Controller programming.
- Smart irrigation system configuration.
- Wi-Fi setup.
- Mobile applications.
- Water quality testing.
- Well yield testing.
- Pump evaluation.
- Code compliance inspection.
- Permit verification.
- Engineering services.
- Cost estimates.
- Repairs or adjustments.
- Expert witness services.

10. Recommendations

When deficiencies such as damaged sprinkler heads, broken piping, malfunctioning valves, poor spray patterns, overspray, inadequate coverage, apparent leaks, controller deficiencies, or other Material Defects are observed, the Inspector may recommend further evaluation or repairs by a licensed irrigation contractor or other qualified professional.

Recommendations are based solely upon conditions observed at the time of the Inspection and should not be interpreted as confirmation that complete replacement of the irrigation system is necessary.

11. Client Acknowledgment

The Client acknowledges that the Irrigation System Inspection is a limited visual and operational inspection of the readily accessible components of the irrigation system. The inspection does not evaluate underground piping, underground wiring, hydraulic performance, irrigation design, water conservation efficiency, controller programming, or regulatory compliance.

The Client further acknowledges that underground leaks, hidden damage, seasonal operating conditions, municipal watering restrictions, and future equipment failures may exist or occur after the date of the Inspection. The Inspector does not warrant the future performance, efficiency, or reliability of the irrigation system.

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.

