

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 T

CAST IRON DRAIN PIPE EVALUATION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Cast Iron Drain Pipe Evaluation** 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 Cast Iron Drain Pipe Evaluation.

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1. Purpose

The purpose of the Cast Iron Drain Pipe Evaluation is to provide the Client with a visual assessment of the observable condition of the cast iron sanitary drainage system serving the Property. The evaluation is intended to identify readily observable deterioration, corrosion, scaling, channel rot, root intrusion, offsets, separations, standing water, obstructions, and other visible conditions that may affect the performance of the drainage system.

The Cast Iron Drain Pipe Evaluation is not a plumbing code inspection, plumbing certification, engineering evaluation, leak detection service, hydrostatic test, or guarantee of the remaining useful life or future performance of the drainage system.

2. Scope of Inspection

The Cast Iron Drain Pipe Evaluation generally consists of:

- A visual evaluation of readily accessible interior drainage piping.
- A Sewer Video Scope Inspection of accessible sanitary drain piping, when included.

- Observation of visible cast iron piping within accessible crawlspaces, basements, garages, utility rooms, and attics.
- Documentation of observable interior pipe conditions.
- Video recording of accessible pipe interiors.
- Representative photographs.
- Identification of apparent defects affecting the accessible portions of the drainage system.

When a Sewer Video Scope Inspection is included, the provisions of **Schedule D – Sewer Video Scope Inspection** are incorporated herein by reference.

3. Typical Conditions Evaluated

The evaluation may identify observable conditions including:

- Internal corrosion.
- Heavy scaling.
- Tuberculation.
- Channel rot.
- Flaking.
- Surface deterioration.
- Cracks.
- Fractures.
- Offset joints.
- Separated joints.
- Standing water.
- Bellies.
- Root intrusion.
- Grease accumulation.
- Debris.
- Mineral deposits.
- Foreign objects.
- Apparent pipe deformation.
- Localized collapses.
- Previous repairs.
- Mixed piping materials.

The absence of any listed condition does not establish that such conditions are not present elsewhere within the drainage system.

4. Inspection Limitations

The Cast Iron Drain Pipe Evaluation is limited to visible and Readily Accessible portions of the drainage system and those portions that can be safely evaluated using non-destructive inspection methods.

The Inspector is not required to:

- Excavate.
- Remove finishes.
- Remove plumbing fixtures.
- Remove toilets.
- Pressure test piping.
- Perform hydrostatic testing.
- Perform leak detection.
- Clean drains.
- Jet piping.
- Snake drains.

- Force a camera through obstructions.
- Determine pipe wall thickness.
- Determine structural integrity beyond visible observations.
- Evaluate inaccessible piping.
- Inspect piping concealed beneath slabs or underground beyond the limits of the camera inspection.

5. Remaining Useful Life

Cast iron drainage systems deteriorate at varying rates depending upon numerous factors, including installation methods, soil conditions, groundwater, usage patterns, maintenance history, water chemistry, manufacturing variations, and environmental conditions.

Accordingly, the Inspector does not determine or guarantee:

- Remaining useful life.
- Future serviceability.
- Structural integrity.
- Future leakage.
- Future drainage performance.
- Remaining wall thickness.
- Future replacement needs.

Any discussion regarding the apparent condition of the piping represents only the Inspector's professional opinion based upon observable conditions existing on the date of the Inspection.

6. Concealed Conditions

The Inspector cannot determine conditions concealed by:

- Concrete slabs.
- Floor coverings.
- Walls.
- Ceilings.
- Foundations.
- Underground installation.
- Standing water.
- Heavy corrosion.
- Obstructions.
- Root masses.
- Pipe offsets.
- Existing repairs.

Additional deterioration may exist beyond the visible areas of the drainage system.

7. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Cast Iron Drain Pipe Evaluation does **not** include:

- Hydrostatic testing.
- Pressure testing.
- Leak detection.
- Pipe cleaning.
- Drain jetting.
- Pipe descaling.
- Utility locating.
- Excavation.

- Plumbing repairs.
- Plumbing code compliance inspection.
- Engineering services.
- Sewer replacement design.
- Cost estimates.
- Permit research.
- Municipal sewer evaluation.
- Septic system evaluation.
- Litigation support.
- Expert witness services.

8. Recommendations

Where significant corrosion, channel rot, heavy scaling, fractures, root intrusion, standing water, pipe deformation, offsets, separations, localized collapse, or other Material Defects are observed, the Inspector may recommend additional evaluation, cleaning, repair, replacement, or further investigation by a licensed plumbing contractor or other qualified specialist.

Recommendations are based solely upon observable conditions existing on the date of the Inspection and should not be interpreted as confirmation that complete replacement of the drainage system is immediately required.

9. Client Acknowledgment

The Client acknowledges that cast iron drainage systems are subject to age-related deterioration, corrosion, internal scaling, and other conditions that may not be fully visible during a non-destructive inspection. The Client further acknowledges that the Cast Iron Drain Pipe Evaluation is limited to the accessible portions of the drainage system and, when applicable, to those portions that can be traversed by a sewer inspection camera.

The Client understands that concealed deterioration, hidden leaks, intermittent drainage problems, underground failures, and other latent conditions may exist that cannot be identified during the Inspection. The Inspector does not warrant or guarantee the remaining useful life, structural integrity, or future performance of the drainage 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.
