

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE V

WATER WELL INSPECTION

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

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1. Purpose

The purpose of the Water Well Inspection is to provide the Client with a visual and limited operational evaluation of the readily accessible components of a private water well system serving the Property. The Inspection is intended to identify readily observable Material Defects, operational deficiencies, and maintenance concerns affecting the visible components of the well system as they exist on the date of the Inspection.

The Water Well Inspection is not a geotechnical investigation, hydrogeological study, engineering evaluation, water quality certification, guarantee of potable water, or guarantee of future well performance or production.

2. Scope of Inspection

The Water Well Inspection generally includes a visual evaluation of the readily accessible components of the private well system, including, where present:

- Well head.
- Well casing above grade.

- Well cap.
- Pressure tank.
- Pressure switch.
- Pressure gauge.
- Visible plumbing connections.
- Visible electrical connections.
- Well control equipment.
- Visible piping.
- Well house or protective enclosure.
- General installation condition.
- Pump operation through normal operating controls, when practical.
- Observation of system pressure during normal operation.
- Observation of obvious leaks affecting accessible components.

The Inspector may operate plumbing fixtures using normal operating controls to observe the general operation of the well system.

3. Inspection Limitations

The Water Well Inspection is limited to visible and Readily Accessible components existing on the date of the Inspection.

The Inspector is not required to:

- Remove well components.
- Pull the pump.
- Remove the well cap.
- Disassemble equipment.
- Perform destructive testing.
- Excavate.
- Inspect underground piping.
- Inspect buried electrical wiring.
- Determine well depth.
- Determine casing depth.
- Determine pump depth.
- Measure static water level.
- Determine aquifer conditions.
- Determine groundwater recharge rates.
- Inspect inaccessible components.

4. Water Production

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

- Well yield testing.
- Sustained flow testing.
- Pump capacity testing.
- Drawdown testing.
- Recovery testing.
- Pump efficiency testing.
- Pressure loss calculations.

Operation observed during the Inspection represents only the conditions existing at the time of the Inspection and shall not be interpreted as a guarantee of future well production or performance.

5. Water Quality

The Water Well Inspection does not determine the safety, potability, or quality of the water supply. Unless separately contracted under **Schedule I – Water Quality Testing**, the Inspector does not collect or analyze water samples.

The Inspector makes no representation regarding:

- Potability.
- Bacterial contamination.
- Chemical contamination.
- Heavy metals.
- Nitrates.
- Pesticides.
- Volatile Organic Compounds (VOCs).
- Naturally occurring contaminants.
- Regulatory compliance.

If Water Quality Testing is performed, the provisions of **Schedule I – Water Quality Testing** are incorporated herein by reference.

6. Pump and Electrical Components

The Inspector visually observes only the readily accessible portions of the pumping system.

The Inspection does not determine:

- Pump horsepower.
- Pump efficiency.
- Pump remaining useful life.
- Motor winding condition.
- Electrical load.
- Voltage stability.
- Underground electrical wiring condition.
- Pump sizing.
- Pressure tank sizing.
- Electrical code compliance.

The Inspector does not perform electrical diagnostics or disassemble equipment.

7. Exclusions

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

- Water Quality Testing.
- Well yield testing.
- Drawdown testing.
- Hydrogeological studies.
- Aquifer evaluation.
- Groundwater contamination investigations.
- Well rehabilitation.
- Well chlorination.
- Pump removal.
- Pump replacement.
- Underground utility locating.
- Septic system evaluation.
- Plumbing engineering.

- Electrical engineering.
- Code compliance inspection.
- Permit verification.
- Cost estimates.
- Repairs.
- Litigation support.
- Expert witness services.

8. Recommendations

When conditions such as inadequate system pressure, apparent equipment deterioration, visible leaks, damaged well components, corrosion, improper installation, or other Material Defects are observed, the Inspector may recommend further evaluation, servicing, repairs, or replacement by a licensed well contractor, licensed plumber, licensed electrical contractor, or other qualified specialist.

Recommendations are based solely upon conditions observed on the date of the Inspection and should not be interpreted as confirmation that replacement of the well system is necessary.

9. Client Acknowledgment

The Client acknowledges that the Water Well Inspection is a limited visual and operational evaluation of the readily accessible components of a private well system and is not intended to determine groundwater availability, well yield, pump capacity, water quality, potability, regulatory compliance, or future system performance.

The Client further acknowledges that private well systems are subject to changing groundwater conditions, seasonal fluctuations, equipment wear, power interruptions, mechanical failures, contamination events, and other factors beyond the Inspector's control. The Inspector does not warrant the quantity, quality, reliability, safety, or continued performance of the well system or water supply.

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.
