

BRIAN'S HOME INSPECTION

Well Pump Flow Test — Release and Hold Harmless Agreement

Before conducting a well pump flow test, the inspector is required to inform the property owner that this test is specifically designed to evaluate the performance and condition of the well system. By its nature, the test is intended to expose any pre-existing deficiencies, weaknesses, or failures in the well, pump, pressure system, or related components. Please read this agreement carefully before authorizing the test.

1. Nature of the Test

A well pump flow test is a stress test of the private water system. The well will be pumped continuously for a minimum of two (2) hours, or until failure of the system, whichever occurs first. This process is designed to reveal problems that may not be apparent during normal daily use, including but not limited to: low yield or insufficient flow rate; pump motor failure or degraded performance; excessive current draw indicating a failing pump; pressure tank or pressure switch issues; and the well running dry. The purpose of the test is diagnostic—not to cause damage, but to identify conditions that already exist.

2. Acknowledgment of Known Risks

The property owner acknowledges and understands the following risks associated with the well pump flow test:

- The well pump may fail during testing. If the pump was already in a degraded condition, the stress of continuous operation may cause it to stop functioning.
- The well may run dry temporarily or permanently during the test if the yield of the well is insufficient to sustain continuous pumping.
- Pressure tank, pressure switch, or related system issues may become apparent during the test.
- Any of the above outcomes are the result of pre-existing conditions in the well system and are not caused by the inspection process itself.

3. Release and Hold Harmless

By signing this agreement, the property owner hereby releases, waives, discharges, and holds harmless Brian's Home Inspection, its inspectors, agents, employees, and representatives from any and all claims, demands, damages, losses, costs, expenses (including reasonable attorneys' fees), or liabilities of any kind arising from or related to the performance of the well pump flow test, including but not limited to pump failure, the well running dry, pressure system damage, loss of water service, or any other failure or malfunction of the well system that occurs during or following the test. The owner expressly acknowledges that such failures, if they occur, are the result of pre-existing conditions in the well system and are not the result of negligence, act, or omission on the part of Brian's Home Inspection or its personnel in the ordinary course of performing the diagnostic test described herein.

4. Owner Consent

I have read and understand this agreement. I have had the opportunity to ask questions about the well pump flow test and the risks described above. I voluntarily consent to the well pump flow test being performed on the property described below, and I agree to the terms of this Release and Hold Harmless Agreement.

Property Address: _____

Owner Name (Print): _____

Date of Inspection: _____

SIGNATURES

Property Owner Signature

Date

Inspector Signature
Brian's Home Inspection

Date