NEST
REALTY ADVISORS

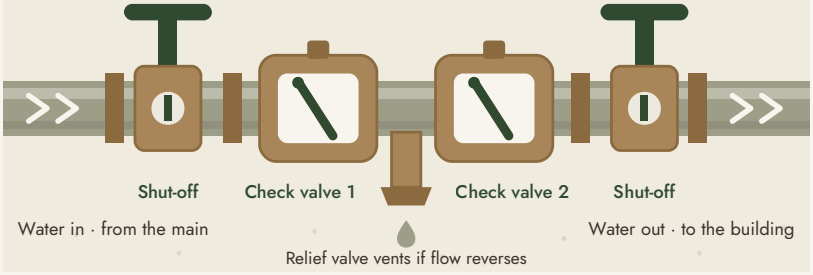
Backflow Inspection

tested, documented, and quoted if it fails

Established relationship · Nest advisors only · Program terms as of October 2026 | **Provider: Broc Mechanical Inc.**

Backflow is water running the wrong way through a plumbing system, pulling contaminants toward the public supply. Many municipalities require the prevention device tested on a schedule. Broc Mechanical tests it, writes the pass-or-fail report your client files, and quotes the fix if it fails.

two check valves keep water moving one way: into the building, never back into the public supply



STANDARD INSPECTION FEE

$350

Per inspection, for a normally accessible device: the test, the written pass-or-fail report, and the invoice

Invoiced by Broc Mechanical **directly to your client** once the inspection is complete.

- **Tested and documented by one provider**
- **A pass-or-fail report your client can file**
- **Pre-negotiated for Nest advisors · no activation fee**

What the $350 covers

- Inspection and testing of the backflow prevention device by Broc Mechanical
- Documentation of the inspection results
- A written report stating whether the device passed or failed
- Delivery of the report to the property owner
- If the device fails, a quotation for the repair or replacement needed
- The invoice for the inspection, sent to the property owner

Requirements, testing frequency, deadlines and how to submit the report vary by municipality and water authority. The property owner confirms and meets them; a passing report does not, by itself, guarantee compliance with every requirement.

Not in the $350

Access charges — Varies

Confined spaces, hard-to-reach mechanical areas, or spots needing extra labor, equipment or safety steps may carry an added charge, communicated before the work where it can be identified in advance.

Repair or replacement — By quote

If the device fails, Broc quotes the work needed. The quote is not an authorization: your client reviews it and decides how to proceed.

Re-testing after repairs — Quoted separately

After a repair or replacement, further testing or documentation may be needed to show the device meets requirements; it is communicated separately.

Needs it every year? Broc offers an **annual or bi-annual program** that keeps the property on its testing schedule.

Municipal filing fees, if any, are the property owner's.

How it works

1 Request
Send the completed request on the back of this sheet to your broker, who introduces you to Broc Mechanical by text or email.

2 Schedule
Broc coordinates access with the owner or the person providing it. Tell Broc any transaction or municipal deadline up front.

3 Inspect
Broc inspects and tests the device. Any access or safety charge is communicated first where it can be identified in advance.

4 Report
The written pass-or-fail report and the invoice go to the property owner.

$350 invoice follows

5 File
The owner keeps the report and submits it to the municipality or water authority when required.

6 Repair, only if it fails
Broc quotes the repair or replacement. Nothing starts without the owner's authorization; a re-test may follow.

Nest Realty Advisors LLC · 2610 Walbert Avenue, Allentown, PA 18104 · 610-345-NEST (6378) · nestrealtyadvisors.net · Company broker license RB070473 · Nicholas Birosik, D.Eng., Broker of Record, RM426494. For Nest advisors. Fees are set and invoiced by Broc Mechanical Inc., an independent business, under program terms as of October 2026, which may change. Your client is always free to choose any provider. Equal Housing Opportunity.

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Request & client acknowledgment

Backflow inspection program

Complete both sections and send this page to your broker

610-345-NEST (6378)

Share your transaction and municipal deadlines up front, including any inspection contingency, closing date or required test date, so Broc Mechanical can schedule the inspection and the report around them.

Request details

COMPLETED BY THE ADVISOR

ADVISOR

Name _____

Phone _____

Email _____

PROPERTY

Street address _____

City and ZIP _____

Municipality or township _____

County _____

Owner or seller, if applicable _____

ACCESS AND TIMING

Access contact _____

Contact phone _____

Occupancy ☐ Occupied ☐ Vacant ☐ Tenant-occupied

Device location and count _____

Requested completion date _____

Transaction deadlines _____

MUNICIPAL DETAILS, IF KNOWN

Municipality or water authority _____

Submission deadline or required test date _____

Known forms or requirements _____

Client acknowledgment

INITIAL EACH LINE, THEN SIGN

INITIALS	I understand the standard inspection fee is **$350 per inspection** for a normally accessible device, invoiced to me by Broc Mechanical Inc. once the inspection is complete.
INITIALS	I understand an **additional charge** may apply where the device's location requires confined-space entry, extra labor, equipment or safety precautions, and that where it can be identified in advance I will be told before the work is performed.
INITIALS	I understand that if the device fails, **repair or replacement** is quoted separately, that nothing proceeds without my authorization, and that **re-testing** after repairs may be needed and is quoted separately.
INITIALS	I understand that I am responsible for **keeping the report and submitting it** to my municipality or water authority when required, and for meeting their testing frequency and deadlines. A passing report does not, by itself, guarantee compliance with every requirement.
INITIALS	I understand Broc Mechanical Inc. is an **independent business**, that I am free to choose any provider, and that Nest Realty Advisors coordinates the program and does not perform inspections.

Client name _____ Signature _____ Date _____

Client name _____ Signature _____ Date _____

Nest advisor _____ Signature _____ Date _____

Who does what

Real Estate Reimagined

Broc Mechanical Inc.

Performs the inspection and testing, writes the pass-or-fail report, invoices the owner, and quotes any repair or replacement.

Nest Realty Advisors

Coordinates the program through its advisors and makes sure clients understand the process and whom to call.

The municipality

Sets the testing frequency, submission procedure and deadlines, and decides whether the property is in compliance.