



## PROPERTY INSPECTION REPORT FORM

L RES CORP <i>Name of Client</i>	07/20/2022 <i>Date of Inspection</i>
11899 Algonquin Drive , Houston, TX 77089 <i>Address of Inspected Property</i>	
Dan Romero <i>Name of Inspector</i>	5674 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect systems or components listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

#### **REPORT LIMITATIONS**

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

#### **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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## Home Inspection Report

Prepared exclusively for  
**L RES CORP**



PROPERTY INSPECTED:  
11899 Algonquin Drive  
Houston, TX 77089

DATE OF INSPECTION: 07/20/2022

Inspection No. 521097-920

**INSPECTED BY:**

Dan Romero  
2107 Plantation Dr.  
Richmond, TX 77406  
dan.romero@pillartopost.com  
(832) 612-4349

**INSPECTOR:**

Dan Romero  
Lic.#: 5674  
dan.romero@pillartopost.com  
(832) 612-4349

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*Each office is independently owned and operated*

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
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I NI NP D\*

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

**E. Walls (Interior and Exterior)**

*Comments:*

- EXTERIOR WALLS

The exterior wall finish was brick veneer with cement board siding and trim.

The wall structure was conventional wood framing.

Observed open gaps damaged siding along the back entry door and back wall.

Observed damaged siding along the back wall along the garage door.

Repairs and corrections are recommended and advised.

- There was damage to the garage wall along the interior side which appears to have been caused by the gutter directly installed along the exterior.

Repairs and corrections are recommended and advised to prevent further damage.

**G. Doors (Interior and Exterior)**

*Comments:*

- GARAGE DOOR

Observed damaged garage door as the rollers had come out of the railings and would not properly operate and close.

Repairs and corrections are required by a qualified contractor specialist.

- INTERIOR DOORS

At the one of the bedroom doors were not closing properly.

Repairs and adjustments are recommended and advised.

### II. ELECTRICAL SYSTEMS

**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

- At the time of the inspection the electricity was not connected and so the branch circuits could not be properly inspected or tested.

Further evaluation, is required and advised by a licensed electrician.

### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Comments:*

- The plumbing system appears to be tied with the city water supply system. The supply water system appears to be Copper plumbing.

At the time of the inspection, the water utility was not connected and so the plumbing system could not be inspected or properly tested.

Further evaluation by a licensed plumber or specialist is required.

- LAUNDRY ROOM

Plumbing lines and faucets were not accessible and could not be inspected due to the stackable washer and dryer.

The water utility was also not connected and so the plumbing fixtures could not be properly inspected or tested.

Further evaluation is required and advised by a licensed specialist.

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**I NI NP D\***

**V. APPLIANCES**

**B. Food Waste Disposers**

*Comments:*

- NAME: BADGER

At the time of the inspection the electricity was not connected and so the unit could not be properly inspected or tested.

Further evaluation is required and advised.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- The exhaust units could not be properly inspected or tested since the electrical utility was not connected.

Further evaluation is required by a licensed specialist.

**G. Garage Door Operators**

*Comments:*

- The garage door operator could not be properly inspected or tested since the electrical utility was not connected.

Further evaluation is required by a licensed specialist.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D*</b>

### INSPECTION REPORT

#### I. STRUCTURAL SYSTEMS

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##### A. Foundations

*Type of Foundation(s): Slab on grade*

*Comments:*

- PERFORMANCE

At the time of the inspection the foundation was performing as designed.  
No structural deficiencies were observed.

NOTE :

The inspection performed was on accessible areas only.  
The inspection cannot predict future movement and settlement or warrant the stability of the foundation and flooring from a single observation.

- NOTICE

The foundation was part of a larger building and not all areas could be properly inspected.

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- SLAB ON GROUND foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheet-rock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

**PERFORMANCE OPINION:**

(An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation.

In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

**B. Grading and Drainage**

*Comments:*

- **PERFORMANCE:**

Observed proper drainage established and sloping away from the foundation and at least 4 to 6 inches below the siding or brick veneer walls.

No repairs are recommended at this time.



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**C. Roof Covering Materials**

*Comments:*

- PERFORMANCE:

At the time of the inspection the roof covering appeared to be performing as designed.

No structural deficiencies were observed.

NOTICE

The roof covering was part of a larger system.



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• NOTICE :

Roof surface was viewed from the ground level and from the attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and or injury to the inspector due to a high pitch roof deemed by the inspector as unsafe. The inspection was limited.

The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic.

A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.

**D. Roof Structures and Attics**

*Approximate Average Depth of Insulation: Greater than 12 inches of insulation*

Entered attic

*Comments:*

• The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood.

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

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• **ATTIC STRUCTURE**

The roof structure is a pre-engineered truss system with 2x4 wood members and attached with metal gusset plates.

Roof Decking

Type: OSB

**INSULATION**

Type: Batts Blown-in

Insulation Type: Fiberglass

Insulation Depth was between 12 and 13 inches.

Approximate Average Depth of Insulation: Between 8 and 12 inches in depth.

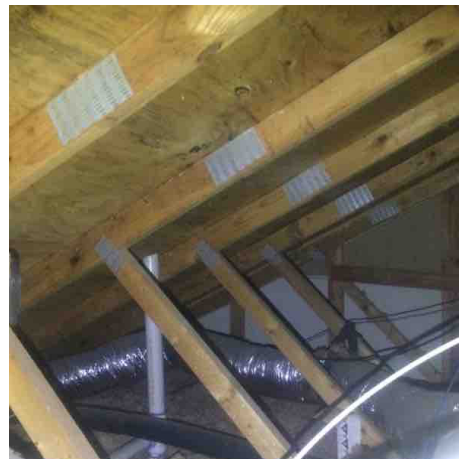
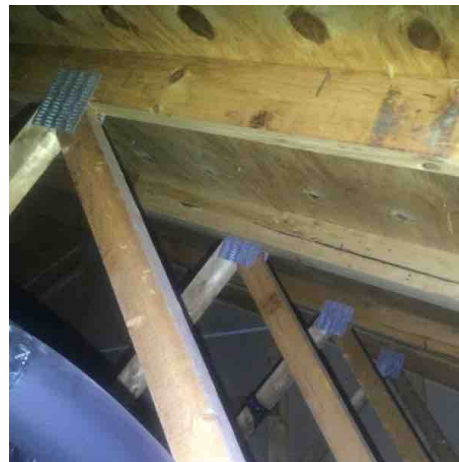
Approximate Average Depth of Vertical Insulation: 4 to 6 inches in thickness.

Blown & Batt insulation was noted with a depth between ( 10" –13 ").

NOTE: Ideal insulation conditions exist when depth in between 8" to 16" inches.

Insulation level are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation.

Portions of attic were inaccessible due to inadequate catwalk and vaulted ceiling.



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**E. Walls (Interior and Exterior)**

*Comments:*

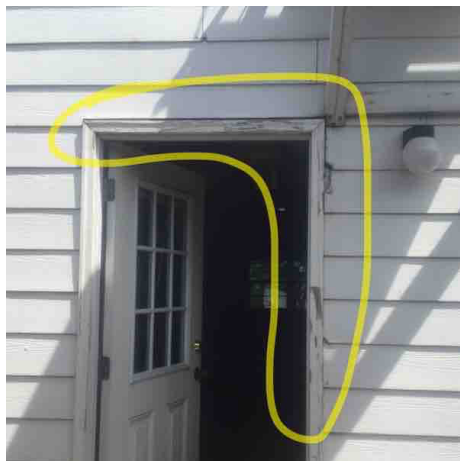
**• EXTERIOR WALLS**

The exterior wall finish was brick veneer with cement board siding and trim.

The wall structure was conventional wood framing.

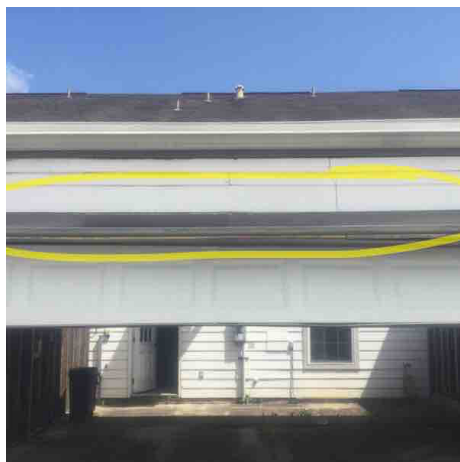
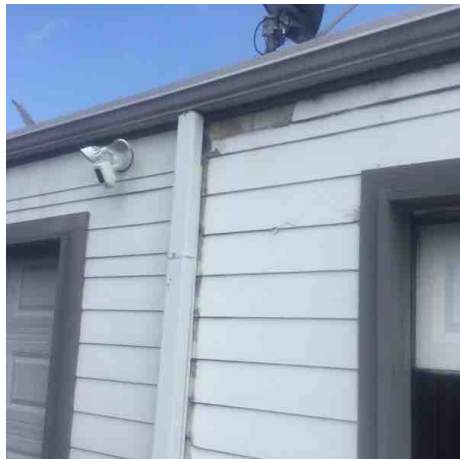
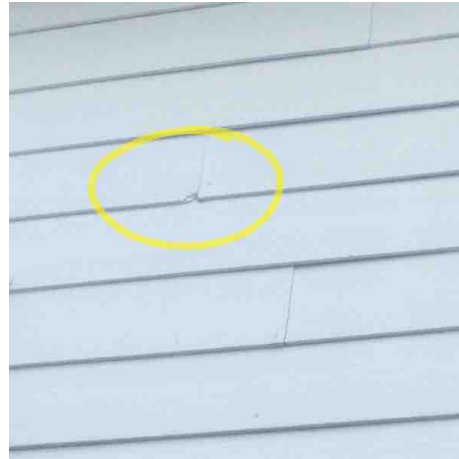
Observed open gaps damaged siding along the back entry door and back wall.

Observed damaged siding along the back wall along the garage door. Repairs and corrections are recommended and advised.



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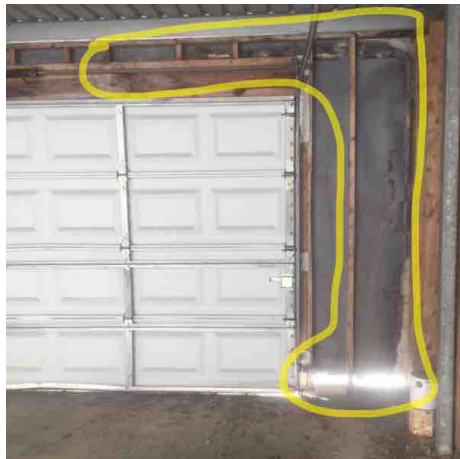


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• There was damage to the garage wall along the interior side which appears to have been caused by the gutter directly installed along the exterior.  
Repairs and corrections are recommended and advised to prevent further damage.



• INTERIOR WALLS:  
No deficiencies were observed at the time of the inspection.

**F. Ceilings and Floors**

*Comments:*

• CEILINGS :  
No deficiencies were noted at the time of the inspection.

FLOORS :  
No deficiencies were noted at the time of the inspection.

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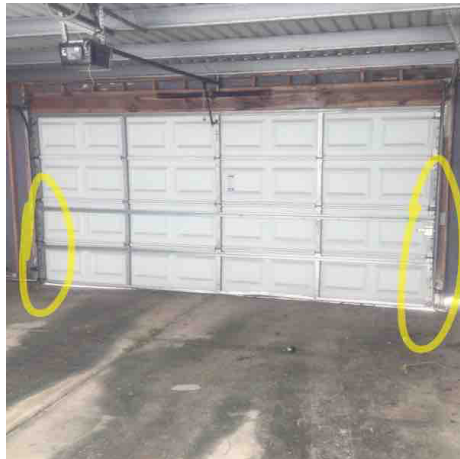
**G. Doors (Interior and Exterior)**

*Comments:*

**• GARAGE DOOR**

**Observed damaged garage door as the rollers had come out of the railings and would not properly operate and close.**

**Repairs and corrections are required by a qualified contractor specialist.**



**• EXTERIOR DOORS**

No deficiencies were observed.

**• INTERIOR DOORS**

**At the one of the bedroom doors were not closing properly.**

**Repairs and adjustments are recommended and advised.**

**H. Windows**

*Comments:*

**• The windows were double pane insulated glass units.**

All windows operated as designed at the time of the inspection.

No repairs were observed.

**I. Stairways (Interior and Exterior)**

*Comments:*

**• STAIRS:**

The stairs were performing as designed at the time of the inspection.

**ATTIC STAIR CARRIAGE:**

The attic drop down stair carriage was performing as designed.

No repairs were observed.

**J. Fireplaces and Chimneys**

*Comments:*

**• Not present.**

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**• BACK PATIO / PORCH**

No deficiencies were observed.

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**L. Other**

*Comments:*  
 • Not present.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*  
 • MAIN BREAKER PANEL  
 NAME: SQUARE D  
 LOCATION : GARAGE  
 The main beaker distribution panel has the service entrance wires routed underground, 110-220 volt service with copper conductors using breakers.  
 MAIN SHUT OFF DISCONNECT : 200Amps  
 LOCATION : OUTSIDE  
 At the time of the inspection the breaker distribution box was observed but could not be properly inspected or tested since the electrical utility was not connected.

The following conditions were observed.  
 Observed a 6 awg. copper grounding conductor to connected to the grounding rod.  
 Acorn clamp was secured on the grounding electrode.  
 Grounding rod was visible.  
 Panel board dead front cover was labeled properly.  
 Anti-oxidant was not present along the main lug terminals.  
 Arc fault protection breakers were observed at the required locations including to the bedroom receptacles.





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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

- At the time of the inspection the electricity was not connected and so the branch circuits could not be properly inspected or tested. Further evaluation, is required and advised by a licensed electrician.

**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Energy Sources: Electric*

*Comments:*

- The home was equipped with one electric furnace located in the attic space of home. At the time of the inspection the electricity was not connected and so the unit could not be properly inspected or tested. Further evaluation is required and advised.



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**B. Cooling Equipment**

*Comments:*

- The home was equipped with one electric unit located at the back side of home.

NAME :

MODEL :

SERIAL :

TONS :

DATE :

At the time of the inspection the electricity was not connected and so the unit could not be properly inspected or tested.

Observed rust and corrosion in the drain pan.

This is a typical indicator that the unit is in need of a service check by a licensed HVAC company.

Further evaluation, repairs, and corrections are required and advised.



- NOTICE:

When purchasing a pre-owned home, it is always recommended and advised to have an annual maintenance check of the entire cooling equipment by a license cooling and heating company.

Cooling equipment should always be kept on a yearly maintenance program.

The older the unit becomes, the more important a regularly scheduled maintenance program is to the ideal performance and life of the system.

**C. Duct Systems, Chases, and Vents**

*Comments:*

- All visible ductwork appears to be connected and functioning properly.

Observed replaceable air return filters.

1-16x25x1

Note,

It is always recommended to change out the filters regularly or monthly and as specified by the air-conditioning manufacturer to keep unit functioning ideally. Regular filter change will help unit function efficiently and may prolong the life expectancy of the unit.

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**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Comments:*

- The plumbing system appears to be tied with the city water supply system.

The supply water system appears to be Copper plumbing.

At the time of the inspection, the water utility was not connected and so the plumbing system could not be inspected or properly tested.

Further evaluation by a licensed plumber or specialist is required.

- EXTERIOR FAUCETS:

No repairs were observed.

Noted anti-siphon devices at all exterior faucets.

- LAUNDRY ROOM

Plumbing lines and faucets were not accessible and could not be inspected due to the stackable washer and dryer.

The water utility was also not connected and so the plumbing fixtures could not be properly inspected or tested.

Further evaluation is required and advised by a licensed specialist.

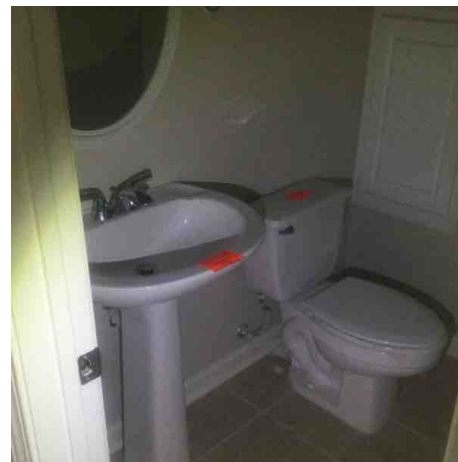
- KITCHEN

No structural deficiencies were observed.

- HALF BATH

The bathroom fixtures appeared to be in satisfactory condition, but could not be tested as the water utility was not connected.

Further evaluation by a licensed specialist is required and advised.



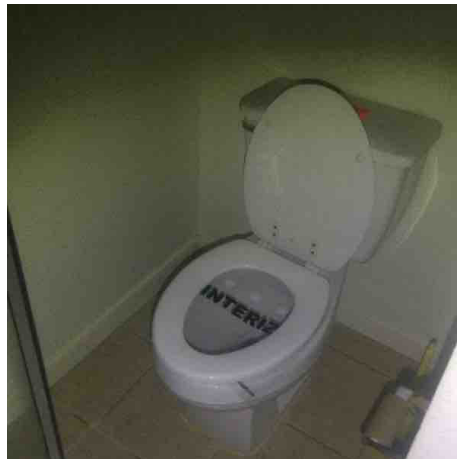
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• PRIMARY BATH UPSTAIRS

At the time of the inspection the plumbing fixtures appeared to be in satisfactory condition, but were not properly inspected or tested as the water utility was not connected.

Further evaluation is required by a licensed specialist.

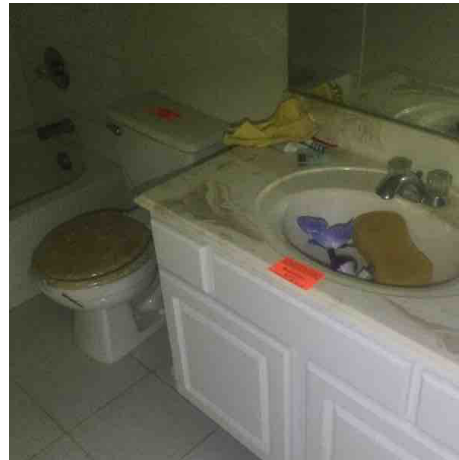


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• **BACK BEDROOM BATH ROOM UPSTAIRS**

At the time of the inspection the plumbing fixtures appeared to be in satisfactory condition, but were not properly inspected or tested as the water utility was not connected.  
Further evaluation is required by a licensed specialist.



**B. Drains, Wastes, and Vents**

*Comments:*

- The type of DWV Piping was plastic : Unable to inspect or test utility washer drain .
- Most tub traps were inaccessible.  
The sewer clean-out is located at the front side of home.

**C. Water Heating Equipment**

*Energy Sources: Electric*

*Capacity: 50 gallon*

*Comments:*

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• NAME : AMERICAN WATER HEATER

SERIAL : 0350131712

MODEL : E11-50H 055SV

DATE : not listed

Capacity : 50 gallons

Wattage :

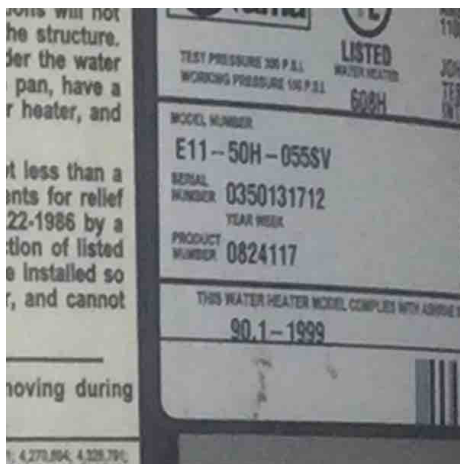
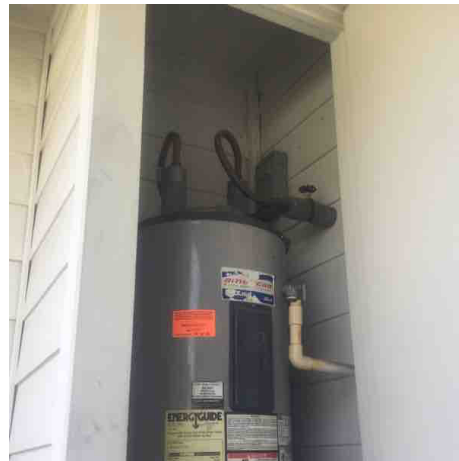
Upper 4500/3380

Lower 4500/3380

At the time of the inspection the water utility was not connected and so the unit could not be properly inspected or tested.

Observed damaged drain pan.

Further evaluation by a licensed specialist is required and advised.



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- Safety pan was present. Temperature pressure valve relief line, ( TPVR), was noted and terminated to the outside of the home.

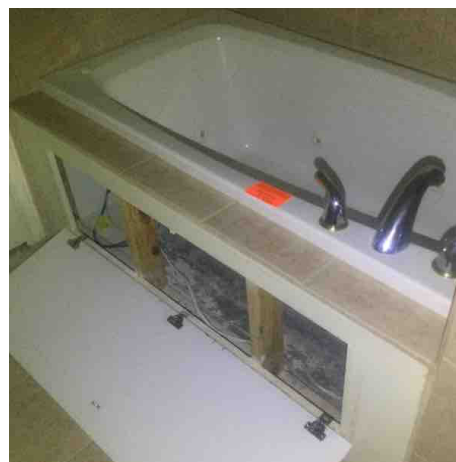
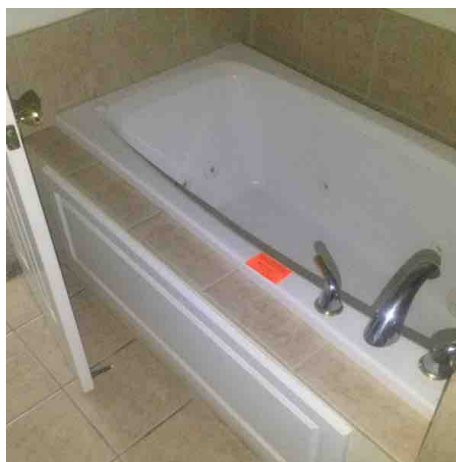
**NOTICE:**

Temperature and pressure valve relief should be inspected at least once every three years and replace if necessary by a licensed plumber or qualified technician to ensure product has not been affected by corrosive water conditions and that valve and discharge line have not been altered or tampered with illegally.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- At the time of the inspection the hydro therapy equipment appeared to be in satisfactory condition, but was not properly inspected or tested as the water utility was not connected. Further evaluation is required by a licensed specialist.



**E. Other**

*Comments:*

- Not present

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**V. APPLIANCES**

**A. Dishwasher**

*Comments:*  
• Not present

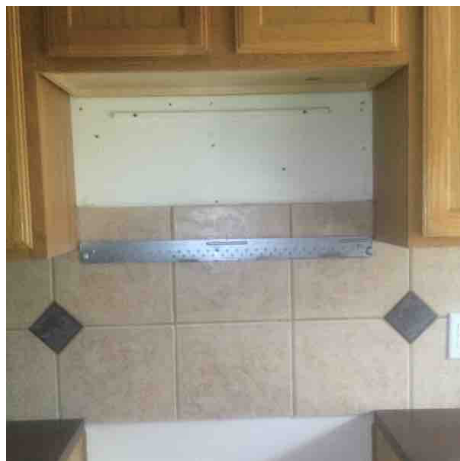
**B. Food Waste Disposers**

*Comments:*  
• **NAME: BADGER**  
**At the time of the inspection the electricity was not connected and so the unit could not be properly inspected or tested. Further evaluation is required and advised.**



**C. Range Hood and Exhaust Systems**

*Comments:*  
• Not present.  
Not inspected.



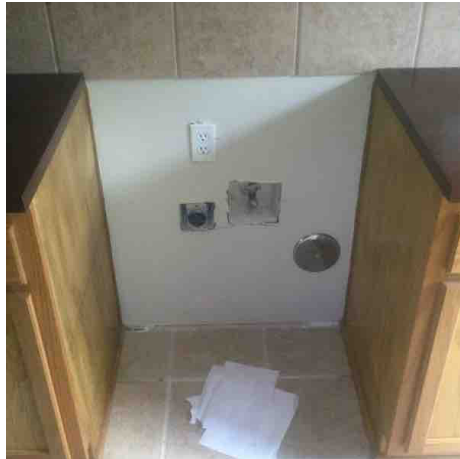


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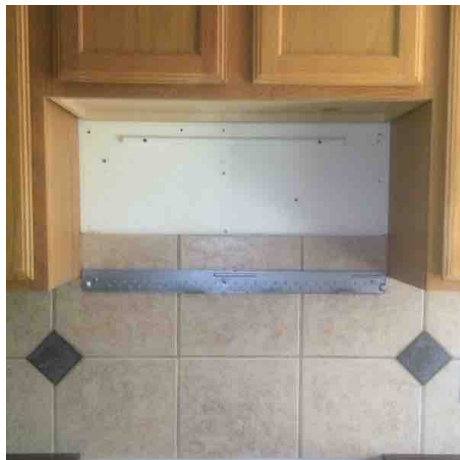
**D. Ranges, Cooktops, and Ovens**

*Comments:*  
 • Not present.  
 Not inspected.



**E. Microwave Ovens**

*Comments:*  
 • Not present.  
 Not inspected.



**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*  
 • **The exhaust units could not be properly inspected or tested since the electrical utility was not connected. Further evaluation is required by a licensed specialist.**

**G. Garage Door Operators**

*Comments:*  
 • **The garage door operator could not be properly inspected or tested since the electrical utility was not connected. Further evaluation is required by a licensed specialist.**

**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

**H. Dryer Exhaust Systems**

*Comments:*

- The dryer vent appears to vent properly to the outside as required.

No deficiencies were observed at the time of the inspection.

**I. Other**

*Comments:*

- NOT PRESENT.

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

**B. Swimming Pools, Spas, Hot Tubs and Equipment**

**C. Outbuildings**

**D. Private Water Wells**

**E. Private Sewage Disposal Systems**

**F. Other**

**G. Outdoor Cooking Equipment**

⊙ NOT INSPECTED

**H. Gas Lines**

⊙ NOT INSPECTED



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