



KEENEYE INSPECTIONS LLC

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COMPREHENSIVE HOME INSPECTION REPORT (7-6)

7714 Atwood Manor Ct
Richmond, TX 77407



Inspector

Vivek Dalwadi

TREC #25408

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Agent

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PROPERTY INSPECTION REPORT FORM

| | |
|--|---|
| Nazir Ahmad <i>Name of Client</i> | 05/08/2023 9:00 am <i>Date of Inspection</i> |
| 7714 Atwood Manor Ct, Richmond, TX 77407 <i>Address of Inspected Property</i> | |
| Vivek Dalwadi <i>Name of Inspector</i> | TREC #25408 <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 system or component 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 (AFCI) 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

Inaccessible or obstructed areas:

Sub flooring - viewed from accessible areas

Floors covered

Walls/Ceilings Covered or Freshly Painted

Behind/Under Furniture and/or Stored Items

Attic Space is Limited - Viewed from Accessible Areas

Crawl Space is Limited - Viewed from Accessible Areas

Plumbing Areas - Only Visible Plumbing Inspected

Siding Over Older Existing Siding

In Attendance: None

Items beyond scope of this inspection:

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection.

If the property has been renovated or remodeled, you should request documentation that should include permits and any warranties or guarantees that might be applicable, latent defects could exist.

If additions have been made to this property, you should request documentation that should include permits and any warranties or guarantees that might be applicable. Latent defects could exist.

Notice to Readers:

THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE EXCLUSIVELY. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT AND IS NOT TRANSFERABLE.

The inspection report provided by KeenEye Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. A home inspection is not an exhausting report of defects. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. This report is good for the day of the inspection only and is not to be used for Real Estate Disclosure Documents, Home Warranties or Insurance Underwriting purposes.

There are many factors which determine the life expectancy of a system or component. It is not possible to determine these factors during a one time visual inspection. Some systems of components may perform beyond their typical life expectancy while others may require repair or replacement sooner.

A Summary Report may be provided at the end of the inspection report document. The summary lists deficiencies discovered at the subject property. The summary is not a replacement for the inspection report. This report is prepared using a computer and infrequently a word or sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact KeenEye Inspections to make the necessary correction and provide you with replacement pages. If you do not understand certain comments or recommendations please call KeenEye Inspections prior to closing on your transaction for clarification. All items to be inspected must be accessible at the time of the inspection. Locked and or inaccessible components will not be inspected. As stated in the inspection agreement, notices sent prior to the inspection and the current Texas Real Estate Commission Texas Standards of Practice, the inspector is to inspect listed items which are visible and accessible at the time of the inspection. A re-inspection fee will apply for return trips to inspect inaccessible items.

Whenever a defect (deficiency) of any kind is noted in a system or aspect of the house, we recommend that a qualified (licensed) technician inspect and service the entire system. Sometimes noted defects are symptoms of other, sometimes more serious, defects. It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection. All items listed in the home inspection report are inspected according to today's Texas Standards of Practice and the most current local building standards.

This report contains technical information. You are encouraged to read and understand the entire inspection report. If you do not understand or are unclear about any of the information in the report, please call KeenEye Inspections (832-422-2332) for a verbal consultation and report review.

Occupancy: Vacant

Orientation of the Structure (House):

For purpose of simplicity to explain location of elements within and around the structure/property, the front elevation (main entry) of the structure is assumed to be South, rear elevation (backyard) is assumed to be North, and side yards are assumed to be East and West sides accordingly.

Type of construction: Single Family - Two Story

Weather conditions: Sunny, Cloudy

Security system, alarms, sensors:

Any kinds of security system, alarms, sensors including cameras etc are excluded from scope of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

STRUCTURAL SYSTEMS

Foundations

Foundation Type: Slab foundation

Performance Opinion:

The foundation was performing as intended at the time of the inspection and was inspected according to today's Texas Standards of Practice. If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist be consulted prior to closing.

STD NOTE: NOTE: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice. 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.

1: Foundation perimeter beam - corner pop

👉 Recommend Monitoring / Repair

Observed foundation corner pop / cracked. This is a common condition in slab on grade foundations, and usually cosmetic.



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| | | | |
|---|----|----|---|
| I | NI | NP | D |
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Grading and Drainage

1: Gutters - recommended

🔴Recommend Monitoring / Repair

Grading and drainage could be improved with the installation of rain gutters. Properly installed rain gutters can prevent erosion and water ponding and help direct water away from the foundation.



2: Inadequate grade to street

🔴Recommend Monitoring / Repair

Observed inadequate grade to street preventing proper ground water runoff.



3: Rotten roots and dead vegetation

🔴Recommend Monitoring / Repair

Observed rotten roots and dead vegetation from previously removed trees. Recommend removal to prevent WDI infestation.



Right back

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NP=Not Present

D=Deficient

I NI NP D



Roof Covering Materials

NOTE - Insure-ability of the roof covering:

This is to remind the client that conditions and integrity of the roof covering material usually has an important role in the structure's insurability with many insurance companies. The client is encouraged to consult with their insurance company about any defects/deficiencies identified in this report to ensure that the structure can be insured.

STD NOTE: Life expectancy of the roofing material is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering materials are inspected according to current Texas Real Estate Commission Texas Standards of Practice. NOTE: The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and can not be inspected for indications of leaks. NOTE: When D (D= Deficiency) is marked. It is recommended that all of the roofing covering materials and components be fully evaluated by a certified, licensed roofing specialist, prior to closing.

Type(s) of Roof Covering: Asphalt composition shingles noted

Viewed From: Ground with binoculars, Aerial photography



Drone inspection :

The inspection of the roofing materials was conducted utilizing a drone. It is possible that smaller deficiencies were unable to be documented/observed and further evaluation may be warranted at the clients discretion.

I=Inspected

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I NI NP D

1: Annual inspection

[Info / Aesthetics / Improvement Item](#)

The roof covering materials should be professionally inspected annually and after storms as part of a routine maintenance plan.

2: Roof flashings lifting

Recommend Monitoring / Repair

Roof covering flashings were observed to be lifting / buckled. The flashing was damaged or improperly installed and were in need of repair or replacement. Lifting, damaged or improperly installed flashings may allow water penetration.



Back

3: Roof shingles - lifting

Recommend Monitoring / Repair

Observed roof shingles lifting and in need of further evaluation and repair.



Back

Roof Structure and Attics

Average Depth of Insulation:: Insulation is 7 inches deep, Fiberglass batt insulation (4 to 6 inches)

Description of Roof Structure:: Rafter Assembly

Insulation Type:: Batt insulation, Loose fill

Roof Structure and Attic Viewed From:: Attic

1: Attic access door - weatherstripping missing

Recommend Monitoring / Repair

Observed lack of weatherstripping around door frame at attic access.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



2: Attic insulation depth inadequate

🔴Recommend Monitoring / Repair

Observed attic insulation depth inadequate per current standards. The recommended depth of attic floor insulation is 13+ inches to achieve an R38 rating. Inadequate attic insulation depth or thickness may allow greater than normal loss of conditioned air.

Walls (Interior and Exterior)

Exterior cladding/siding material:: Brick, Cement Board

1: Exterior Wall cement board siding loose

🔴Recommend Monitoring / Repair

Observed cement board siding and/or trim loose.



Right side

2: Exterior Wall(s) - Cement board siding - broken / damaged

🔴Recommend Monitoring / Repair

Observed broken or damaged of cement board siding. Recommend repair.

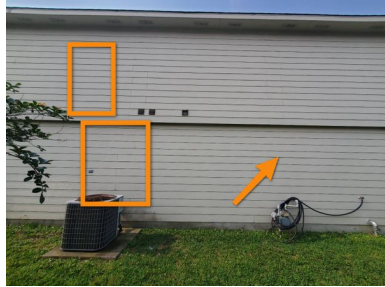
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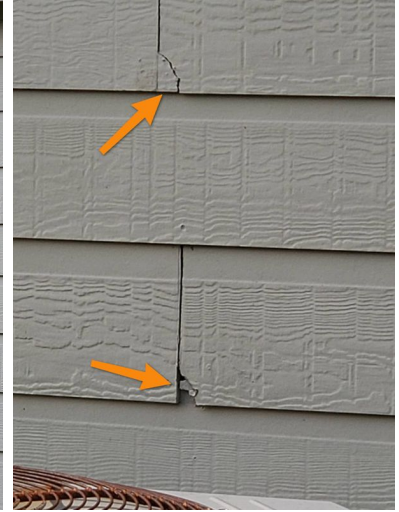
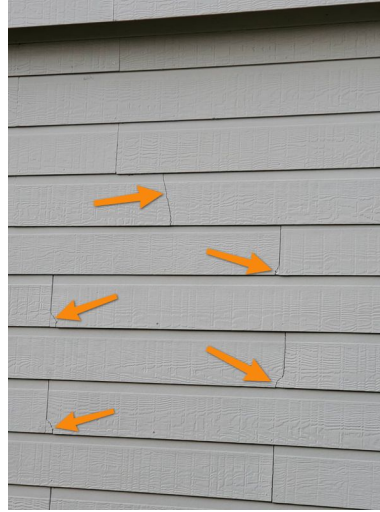
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I NI NP D



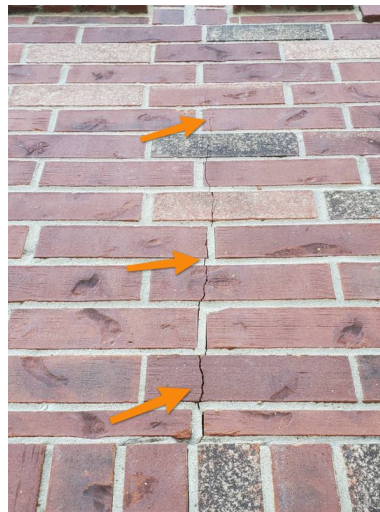
Left



3: Exterior Wall(s) - Contraction cracks

🔴Recommend Monitoring / Repair

Expansion and contraction cracks (thermal cracks) in the exterior brick/stone veneer masonry walls were observed. Expansion and contraction cracks in the exterior brick/stone veneer masonry walls should be repaired and closely monitored.



4: Interior Wall(s) - Incomplete paint work

I=Inspected

NI=Not Inspected

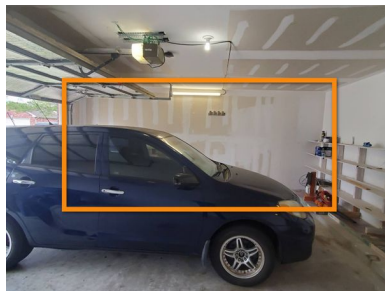
NP=Not Present

D=Deficient

I NI NP D

🔴Recommend Monitoring / Repair

Observed incomplete paint work at required areas of Interior walls.



Garage

5: Exterior Wall(s) - Sealants (caulking) deteriorated

🔴Recommend Monitoring / Repair

Exterior sealants (caulking) were deteriorated in some areas. Sealants applied in appropriate locations prevents moisture intrusion and insect penetration. Recommended locations are: around window openings, door openings, wall penetrations, between brick and siding/trim, between stone and siding/trim.

As per InterNACHI institute, average life span for exterior grade sealant is approximately 7 years.



6: Exterior Wall(s) - Siding trim damaged

🔴Recommend Monitoring / Repair

The exterior siding trim was observed to have some deterioration and/or damage. Damaged and deteriorated exterior siding trim should be repaired to prevent wall damage, moisture penetration.

Some trims around the windows appear to be replaced over time, but having fasteners backing out, lacking proper paint etc.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Front



Back



7: Exterior Wall(s) - Water damage

☹️Recommend Monitoring / Repair

Water damage and/or wood rot was observed at the exterior siding and/or trim. Damaged and deteriorated exterior wooden siding should be repaired to prevent wall damage, moisture penetration and wood destroying insects.



Right side



Back

I=Inspected

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D=Deficient

I NI NP D



Right

8: Interior Wall(s) - Bathroom wall tile - crack

🟡Recommend Monitoring / Repair

Observed crack(s) at bathroom wall tile(s)



Master bath

9: Interior Wall(s) - Contraction cracks at drywall

🟡Recommend Monitoring / Repair

Observed drywall cracks, tape joint separation and crown moulding corner opening at several areas. This is usually result of expansion or contraction of drywall due to thermal temperature changes over time. Recommend repair and periodic monitoring.

I=Inspected

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D=Deficient

| | | | |
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10: Interior Wall(s) - Freshly painted

[Info / Aesthetics / Improvement Item](#)

Freshly painted or repaired interior wall coverings may conceal defects that would otherwise be observed. Interior walls should be monitored over time for defects concealed at the time of the inspection.

Ceilings and Floors

Ceiling & Floor Material: Ceiling: Textured drywall finish, Floors: carpet, Floors: Laminate

1: Ceiling(s) - Drywall contraction cracks

[Recommend Monitoring / Repair](#)

Observed drywall corner cracks which are typically contraction cracks resulting from thermal reaction to weather changes or framing movement. Recommend repair and periodic monitoring.



2: Damaged flooring

[Recommend Monitoring / Repair](#)

The flooring was observed to be damaged in one or more locations of the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

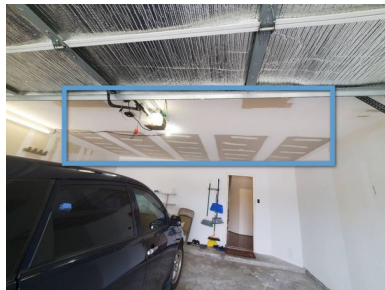


2nd Floor common bath

3: Finished ceiling - paint incomplete

[Info / Aesthetics / Improvement Item](#)

Observed paint incomplete at interior finished ceiling.



Garage

4: Floors - Laminate edges curled up

[Recommend Monitoring / Repair](#)

Observed edges of laminate floor panels curled up. This may be due to several possible causes including but not limited to installation error, manufacturer defect, lack of adequate humidity in the house etc.

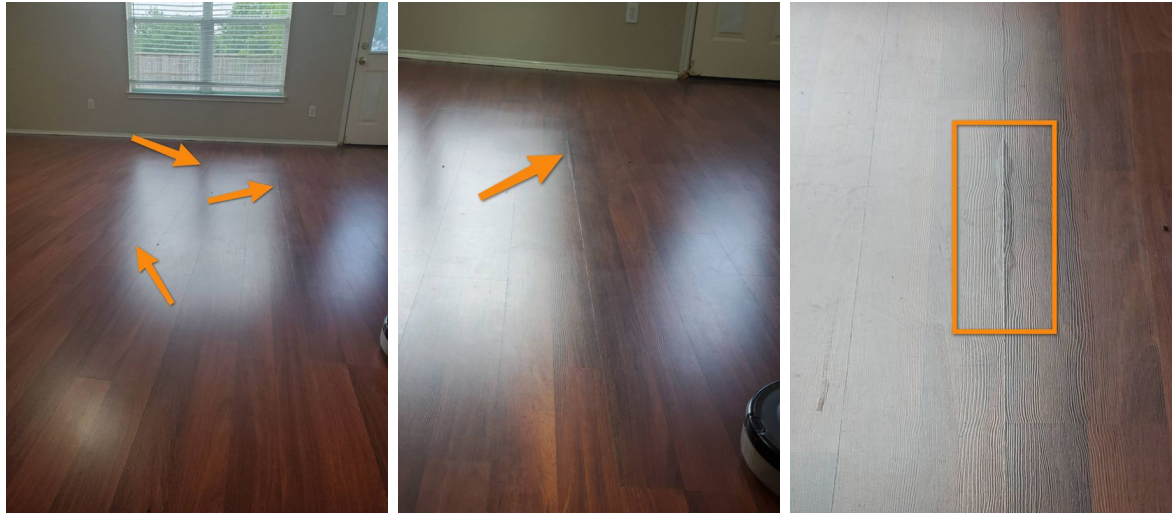
I=Inspected

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I NI NP D



Living

5: Floor(s) - Moisture damage at flooring

☹️Recommend Monitoring / Repair

Observed damage at flooring due to presence of moisture. This may be due to on-going moisture problem from high soils on the outside, or previous moisture intrusion. Recommend further evaluation and repair as needed.



Back

6: Floor(s) - Subfloor squeak

☹️Recommend Monitoring / Repair

Observed subfloor squeak at upper floor(s). This may be due to framing movement or loose framing members over time.

I=Inspected

NI=Not Inspected

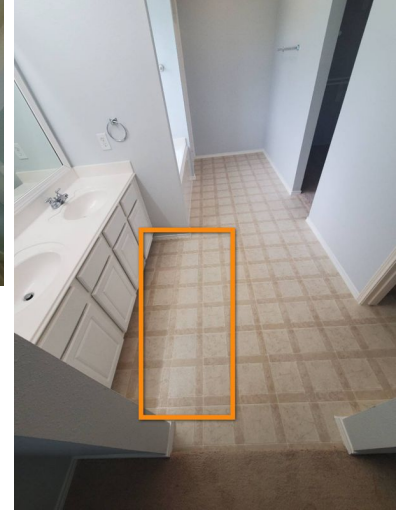
NP=Not Present

D=Deficient

I NI NP D



2nd Floor bath



Master bath

7: NOTE - Freshly painted ceilings

[Info / Aesthetics / Improvement Item](#)

Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

Doors (Interior and Exterior)

1: Exterior Door - Hardware faulty or defective

[Recommend Monitoring / Repair](#)

Observed exterior door hardware faulty or defective, and not performing as intended.

Front door latch was observed to stick, and require multiple attempts to open the door. Recommend replacing the hardware.



Back door

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

2: Exterior Door(s) - Cosmetic damage

☹️Recommend Monitoring / Repair

Observed cosmetic damage to exterior door(s) such as paint/stain fading, peeling or deteriorating, and in need of repair.



Back door

3: Exterior Door(s) - Sealant deteriorating

☹️Recommend Monitoring / Repair

Observed sealant at perimeter of exterior doors pulling, with gaps and deficient at the time of inspection. Recommend repair as needed.



4: Exterior Door(s) - Water intrusion

☹️Recommend Monitoring / Repair

Observed indication of water intrusion at or around the exterior door(s). The cause of water intrusion at exterior doors should be determined and repaired as needed.

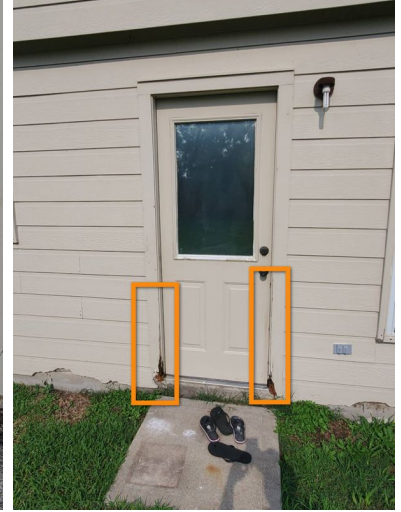
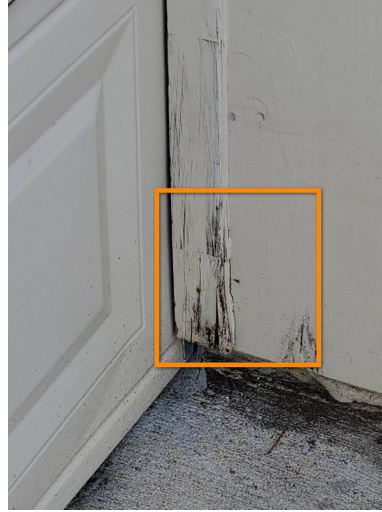
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Back door



5: Exterior Glass doors - thermal seal broken

🔴Recommend Monitoring / Repair

Observed exterior door insulated glazing with signs of broken thermal seal. Recommend repair.

I=Inspected

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D=Deficient

I NI NP D



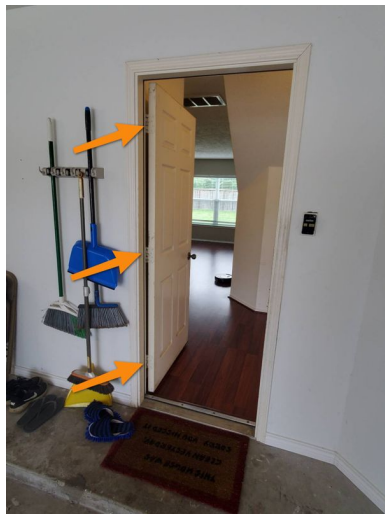
Back

6: Garage Entry Door(s) - Self-closing hinges

🟡Recommend Monitoring / Repair

Observed garage entry door lacking self-closing hinges.

As per Texas Standards of Practice, garage entry door lacking self-closing hinger is a deficiency, which is no longer an accepted building standard.



7: Garage Vehicle Door(s) - Physical damage

🟡Recommend Monitoring / Repair

Observed physical damage to garage vehicle door(s) such as dent, kink, door track etc.

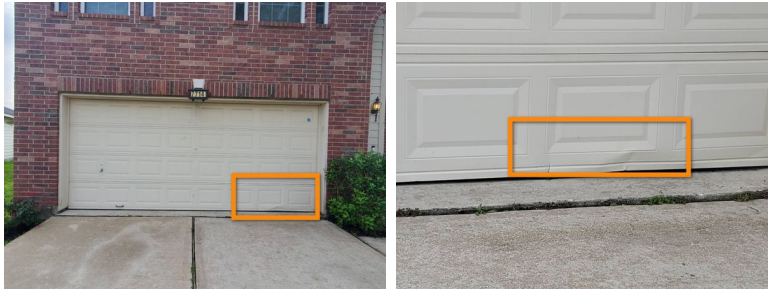
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8: Garage Vehicle Door(s) - Steel lintel(s) need paint

🔴Recommend Monitoring / Repair

The steel garage door lintel is in need of cleaning and paint to prevent rusting and corrosion. Steel garage door lintels are the support for exterior brick veneer siding and should be maintained to prevent deterioration and damage.



9: Interior Door(s) - Tempered glass at shower - Lack of

🔴Recommend Monitoring / Repair

Observed lack of tempered glass at shower enclosure which is a SAFETY HAZARD and should be corrected.



Windows

Window Types: Metal frame insulated glazing

I=Inspected

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I NI NP D

1: Thermal pane window seals have failed

🔴Recommend Monitoring / Repair

Moisture and or discoloration is present between window glass panes. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and repair or replacement is needed.



2nd Floor 1st Bedroom



2nd Floor 2nd Bedroom

2: Vinyl stripping damaged

🔴Recommend Monitoring / Repair

Observed several vinyl stripping damaged at several windows. Representative images attached.



3: Window locking mechanism - deficient

🔴Recommend Monitoring / Repair

Observed window locking mechanism not securing in place, loose or defective. Recommend further evaluation and repair.

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Dining

4: Window screen(s) - Missing

🔴Recommend Monitoring / Repair

One or more Windows were observed to be missing window screens.

Window screens help protect window glass from minor impact damage and prevent insect penetration at the windows. Missing window screens should be replaced.

Representative images attached.



5: Window(s) - Sealant cracked and deteriorated

🔴Recommend Monitoring / Repair

Observed sealant applied to window pans. Observed sealant cracked, deteriorated several windows and in need of repair.

I=Inspected

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D=Deficient

| | | | |
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| I | NI | NP | D |
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6: Windows - Steel lintels re-paint needed

🟡Recommend Monitoring / Repair

Observed paint peeled or faded at steel window lintels. Steel window lintels should be cleaned and painted to prevent rusting and corrosion. Steel window lintels provide support to the wall cladding above and should be regularly maintained.



Stairways (Interior and Exterior)

1: Lack of continuous handrail at stairs

🚩Safety / Attention Needed

The stairway handrail was not installed to be continuous at all steps and is a SAFETY HAZARD. A graspable handrail installed at the proper height is required at all stairway steps according to current building standards.

I=Inspected

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D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



- Fireplaces and Chimneys**
Fireplace Locations: Not applicable
Fireplace Type: Not applicable

- Porches, Balconies, Decks, and Carports**

1: Exterior concrete pavement - tripping hazard

▲Safety / Attention Needed

Observed tripping hazard at exterior concrete pavement due to movement in soil over time. Recommend periodic monitoring and repair as needed.



2: Shrinkage cracks at exposed concrete floor

🟡Recommend Monitoring / Repair

Observed shrinkage cracks at exposed concrete floor at garage. Hairline shrinkage cracks are common in concrete slabs. Recommend periodic monitoring.

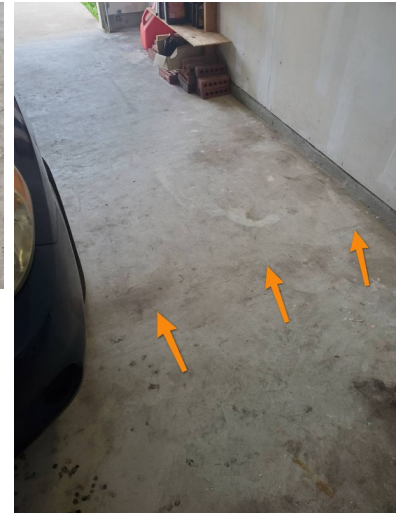
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Other - Fencing

No fence Materials : {6'} wood stockade fence noted, {8'} wood stockade fence noted - Observed no fence at time of inspection

1: Fence leaning

🟡Recommend Monitoring / Repair

Observed fence leaning / tilted and in need of repair.



Left

2: Heavy foliage around fence

🟡Recommend Monitoring / Repair

Areas of the fence were heavily covered in plant material and/or foliage and was not visible at the time of the inspection



Front

I=Inspected

NI=Not Inspected

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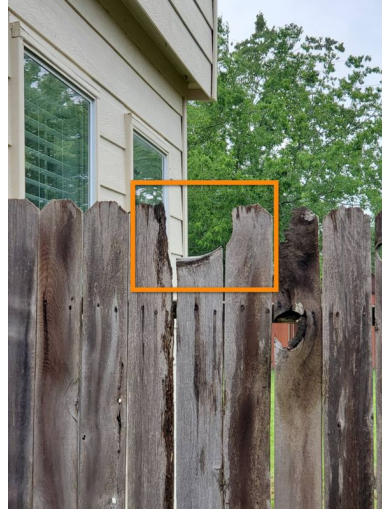
3: Physical damage to fence

☹️Recommend Monitoring / Repair

Observed physical damage to fence.



Right



Left

4: Wood fence - Damaged or loose

☹️Recommend Monitoring / Repair

Observed fence panel and/or rot board damaged or loose. See pictures.



Right side



I=Inspected

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D=Deficient

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Other - Cabinets

1: Water damage at kitchen cabinet

Recommend Monitoring / Repair

Observed water damage at kitchen cabinet which appear to be from an old leak.



Other

1: Pest control recommended

Info / Aesthetics / Improvement Item

Observed area(s) with seasonal insects activity. See pictures for details.

Recommend pest control treatment.

2: Not inspected

Info / Aesthetics / Improvement Item

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D=Deficient

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ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel and Subpanel Locations: Electrical panel is located on the exterior wall of the structure - Inspected



Type of Electrical Conductors: Copper wiring

Wiring Type and Amp Ratings of Fuses: 100 amp



1: Grounding wire to rod - improper connection

⚠ Safety / Attention Needed

Observed grounding wire to grounding rod connection clamps to be improper or not connected and in need of repair by license electrician.

I=Inspected

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I NI NP D



Wrong clamp



Lack of connection

2: Service panel dead front panel screws missing

🟡Recommend Monitoring / Repair

Observed lack of screws on service panel dead front cover.

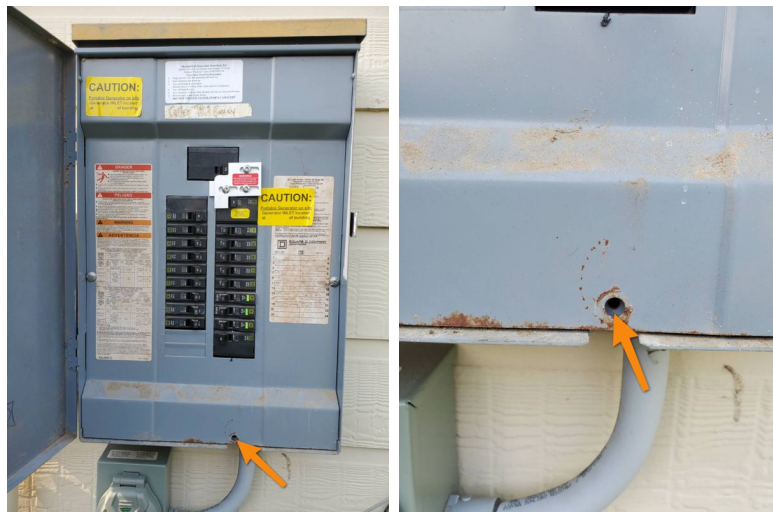
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I NI NP D



3: Service panel not grounded

▲ Safety / Attention Needed

Observed lack of grounding of service panel based on visual observations. Recommend further evaluation and repair as needed.

B. Branch Circuits, Connected Devices, and Fixtures

NOTE - Recommend changing smoke alarm batteries: It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

Wiring Types:: Copper

Concealed connections of copper and aluminum wires/fixtures:

Concealed connections of copper and aluminum wires and electrical fixtures may be present, but were not inspected due to lack of access.

Concealed electrical components:

Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

1: Exterior light fixture - rust / paint fading

● Recommend Monitoring / Repair

Observed rust/corrosion or faded paint on metal component of exterior light fixture. Recommend further evaluation and repair.

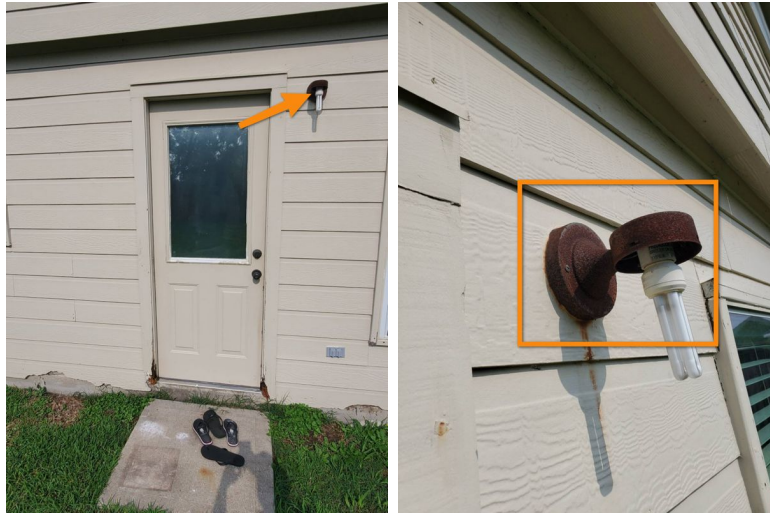
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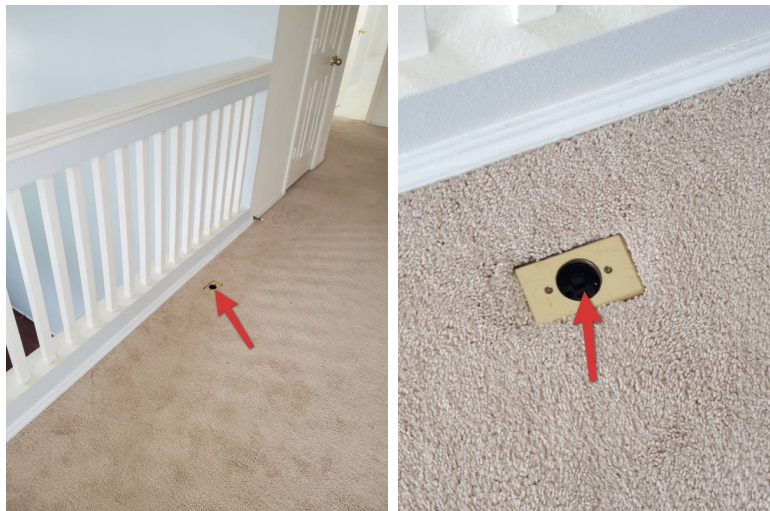
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2: In-floor receptacle box lack of cover

▲Safety / Attention Needed

In-floor receptacle box lack of cover and is a safety hazard.



2nd Floor

3: Metal gas supply line - Lacking bonding to grounding system

▲Safety / Attention Needed

Observed lack of visible bonding of metal gas supply line to the household grounding system.

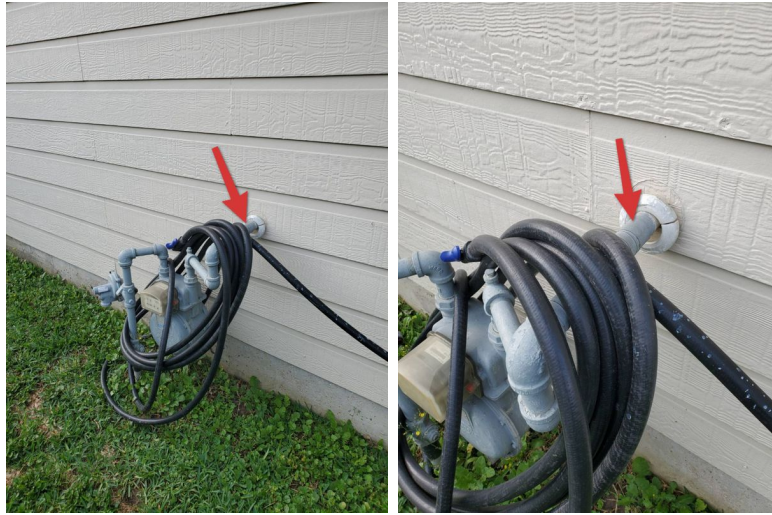
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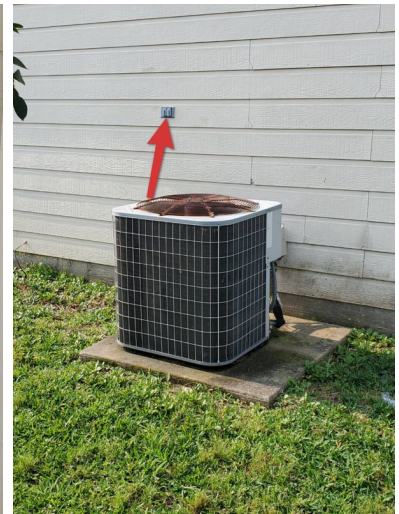
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4: Receptacles (EXTERIOR) - lacking weather tight bubble covers

▲ Safety / Attention Needed

Lack of weather proof bubble covers at electrical receptacles in wet locations is a SAFETY HAZARD and should be repaired by a certified, licensed electrical specialist.



I=Inspected

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D=Deficient

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Back

5: Smoke alarms - missing / damaged / loose/expired

▲Safety / Attention Needed

Loose, missing, expired, missing batteries or damaged smoke alarms are a SAFETY HAZARD. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).



6: Wall mounted exterior light fixtures - lack of sealant

▲Safety / Attention Needed

Lack of sealant at wall mounted exterior light fixtures. Exterior light fixtures should be sealed at the wall to prevent water intrusion for reasons of SAFETY.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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NP=Not Present

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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Age of Heating Equipment 1 (Year made, Age): May be 2003 -

Average life expectancy of heating equipment is 20 to 22 years. An equipment older than that is considered to have exceeded its expected life expectancy.



See Electrical Systems: Electrical Bonding:

See Plumbing: Gas Supply System:

Type of Heating Equipment: Central - Gas

Below grade element deficiencies :

SPECIFIC LIMITATIONS: Gas leaks below the finished grade (underground) or between the walls or ceilings or any concealed area cannot be detected and are not inspected.

1: Furnace doors - taped closed

🔴Recommend Monitoring / Repair

Observed furnace unit cover doors taped closed. It is not necessary to tape the access doors. The access doors should be secured to the unit using their normal screw knobs or snug tight manner, depending on type of system.



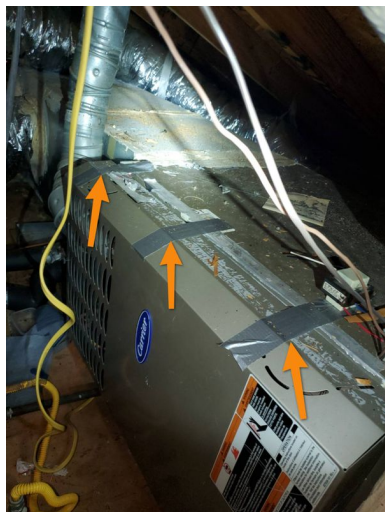
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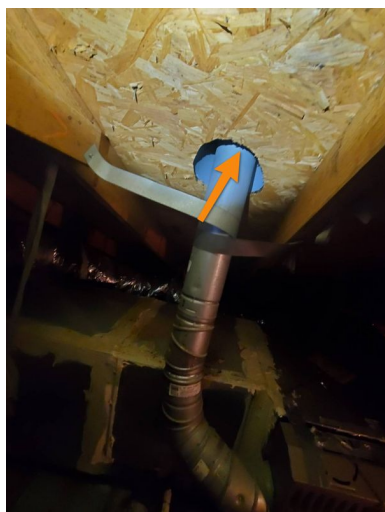
2: Furnace exhaust flue to roof jack connection - sealant missing

🔴Recommend Monitoring / Repair

Observed lack of sealant / seal at furnace exhaust flue to roof jack connection.

As per observed condition, it is possible for the exhaust air to draft back into the attic space which is a safety hazard.

Also, due to lack of seal, there may be water intrusion from rain during heavy or windy rain conditions..



3: Heating equipment - close too or Passed average life expectancy

🔴Recommend Monitoring / Repair

Average life expectancy of heating equipment is 20 to 22 years. The heating equipment has close too or passed average life expectancy. Recommend periodic service and maintenance in accordance with manufacturer's recommendation, and budget for replacement.

I=Inspected

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NP=Not Present

D=Deficient

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4: Furnace unused vent

[Info](#) / [Aesthetics](#) / [Improvement Item](#)

Furnace unused vent observed at the time of the inspection. May be it was from previous unit. Recommend removing if not in used.



B. Cooling Equipment

Age of Cooling Equipment 1 (Year made, Age): 2004 -

Average life expectancy of cooling equipment is 12 to 14 years. An equipment older than that is considered to have exceeded its expected life expectancy.

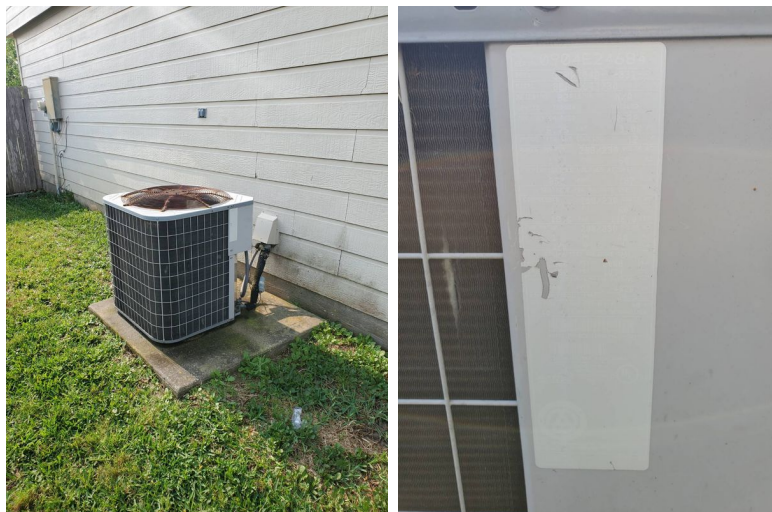
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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cooling Equipment Type:: Central - Zoned -
The Source of cooling and heating is electric

Pressure tests:

NOTE: Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

1: Cooling equipment - Passed average life expectancy

🔴Recommend Monitoring / Repair

Average life expectancy of cooling equipment is 12 to 14 years. The cooling equipment has passed average life expectancy. Recommend periodic service and maintenance in accordance with manufacturer's recommendation, and budget for replacement.



2: One thermostat for two floors

🔗Info / Aesthetics / Improvement Item

I=Inspected

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D=Deficient

I NI NP D

It is common for many 2 stories homes to be equipped with one air conditioning / heating system servicing both floors. However, it should be noted that this house is equipped with only one thermostat which controls both floors. This may result in inadequate of imbalance in temperatures between the floor with the thermostat vs the floor without the thermostat.

This is an as-built condition, for any further evaluation, questions or concerns, it is recommended to consult with a qualified professional such as a licensed HVAC contractor.

3: R22 refrigerant

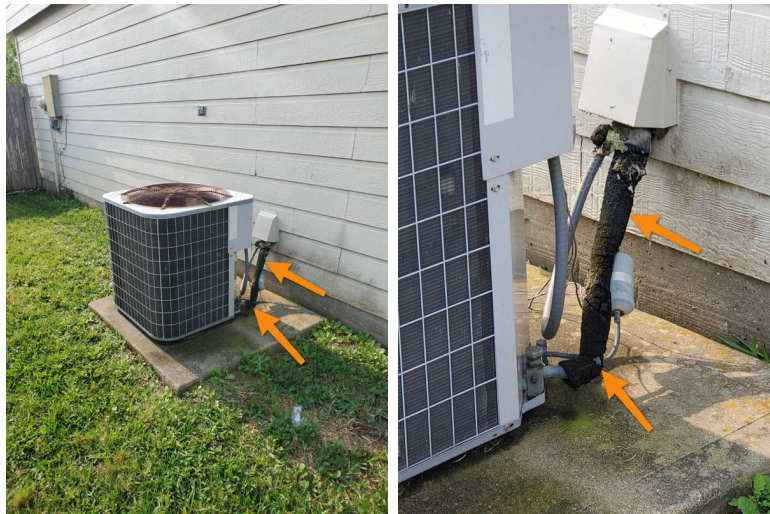
🚩Recommend Monitoring / Repair

Observed condensing unit and evaporator coil equipped with R22 refrigerant. R22 is no longer manufactured or imported in the USA, thus its supply is limited which makes it very expensive to buy. All newer equipment are equipped with R410 refrigerant which requires replacement of condenser, evaporator coil and refrigerant lines. Recommend further evaluation by a licensed HVAC contractor and consider budgeting for a replacement.

4: Refrigerant lines (EXT) - insulation damaged or missing

🚩Recommend Monitoring / Repair

The HVAC refrigerant lines were not properly insulated or the insulation was damaged and in need of replacement at the exterior equipment. Inadequate cooling line insulation at the exterior HVAC equipment may result in equipment damage, inadequate performance, reduced equipment life or other defects.



5: Roof eave above condensing unit

🚩Recommend Monitoring / Repair

Observed roof eave above condensing unit resulting in roof water run-off landing on condensing units. Recommend installing rain gutters.

I=Inspected

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D=Deficient

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6: Rust/ Corrosion at Exterior condenser unit

🔴Recommend Monitoring / Repair

During inspection Inspector observed Rust/Corrosion at Outside condenser unit.



7: Secondary condensation drain line - lack of moisture sensor

🔴Recommend Monitoring / Repair

The cooling equipment condensation overflow pan or drain lines installed above ceilings were not equipped with water or moisture sensors/alarms. Cooling equipment condensation drain pans or drain line sensors and alarms should be installed at cooling equipment installed above ceilings for additional protection against water damage.

I=Inspected

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D=Deficient

I NI NP D



8: Temp. Differential Readings

[Info / Aesthetics / Improvement Item](#)

Unit 1: Supply Air Temp: 61.3 F; Return Air Temp: 75.9 F; Temp. Differential: 14.6 F

The normal acceptable range is considered to be approximately between 15 to 23 degrees F. total difference between the return air and conditioned air.



9: Temp. Differentials - Not in range

[Recommend Monitoring / Repair](#)

Cooling equipment temperature differentials were not within range of 15-22 degrees Fahrenheit (Above). The inspector recommends that the cooling equipment be further evaluated and serviced by a licensed specialist when the temperature differential is not within the acceptable range. Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered to be approximately between 14 to 22 degrees F. total difference between the return air and conditioned air. Unusual conditions such as excessive humidity, low outdoor temperature and restricted

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airflow may indicate abnormal operation even though the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases and Vents

1: Duct cleaning recommended

[Info / Aesthetics / Improvement Item](#)

Recommend duct cleaning annually to ensure adequate indoor air quality.

2: Ductwork kinked/restricted

[Recommend Monitoring / Repair](#)

The ductwork was observed to be kinked, restricted or improperly routed. Improperly installed HVAC ductwork may limit air flow or create other defects and should be repaired. Duct over front HVAC unit



3: Inadequate support for ductwork

[Recommend Monitoring / Repair](#)

The ductwork was installed with inadequate support. Inadequately supported ductwork can reduce or block air flow at HVAC registers. Unsupported ductwork may be an as-built condition and was an accepted building practice at the time this home was constructed. Under current building standards this condition is a deficiency and should be corrected.

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4: Lack of adequate spacing between ducts

🔴Recommend Monitoring / Repair

Observed lack of adequate spacing or clearance between ducts which are in contact with each other. This may lead to possible condensation leading to water damage to finished ceiling below. Highly recommend proper correction to this defect. See pictures in other comment in this section.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Main Water Valve:: Left side Wall



Location of Water Meter:: Within 5 ft of front curb



See Electrical Systems: Electrical Bonding:

Static Water Pressure:: 57

Type of Supply Piping Material: CPVC

Below grade defects due to settlement or movement:

Structural movement, settlement or previous foundation repairs can lead to latent plumbing defects that may not be revealed during a home inspection. If any plumbing defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the plumbing systems further evaluated and a hydrostatic water pressure test performed by a certified, licensed plumbing specialist.

GAS SUPPLY - SPECIAL LIMITATION:

The Inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (underground) or between the wall or behind fireplace hearths or any concealed area. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and or deficiencies, we recommend that the buyer, seller or agent have the gas system further evaluated by a local controlling gas supplier and or a certified, licensed master plumber.

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Lavatory faucet shut off valves not tested:

The below sink lavatory water shut off valves were not tested as a precautionary measure to prevent potential leak.

Limitation of visual inspection of embedded elements:

Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection.

1: Kitchen sink - low pressure

🔴Recommend Monitoring / Repair

Low water pressure was observed at the kitchen sink. The cause of low water pressure should be determined and should be repaired as needed.



2: Toilet loose from floor

🔴Recommend Monitoring / Repair

Toilets that are loose from the floor mountings should be reset.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



2nd Floor

3: Toilet tank filler - Noisy

🟡 Recommend Monitoring / Repair

Toilet tank filler noisy.



2nd Floor

B. Drains, Wastes and Vents

Comments: N/A

Type of Drain Piping Material: PVC

Below grade defects due to settlement or movement:

Structural movement, settlement or previous foundation repairs can lead to latent waste drain defects that may not be revealed during a home inspection. If any waste drain defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the waste drain plumbing further evaluated by a certified, licensed plumbing specialist.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Buried, concealed elements:

Buried or concealed sewer and waste drain components are not inspected. Water and waste drain leaks cannot be detected below grade or in concealed locations.

1: Bathroom sink draining slow

☹️Recommend Monitoring / Repair

Observed bathroom sink bowl draining slower than normal. Corrugated plumbing pipe installed under sink and leaking. Recommend plumber assess and make necessary repairs



Master bath

2: Drain pop up not inoperable

☹️Recommend Monitoring / Repair

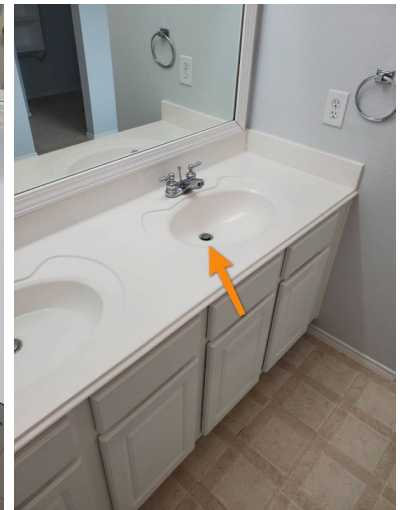
Observed drain pop up inoperable.



Common toilet



2nd Floor common bath



Master bath

C. Water Heating Equipment

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NI=Not Inspected

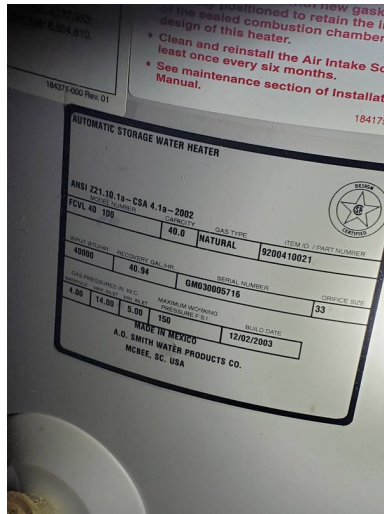
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Age of Water Heater 1 (Year made, Age): 2003 -

Average life expectancy of water heating equipment is 8 to 12 years. An equipment older than that is considered to have exceeded its expected life expectancy.



Capacity:: 40 gallons gallons

Energy Source:: Gas

Heated Water Temperature (F): 110 F -

Average life expectancy of heating equipment is 20 to 22 years. An equipment older than that is considered to have exceeded its expected life expectancy.



Location of Water Heater: Attic

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D=Deficient

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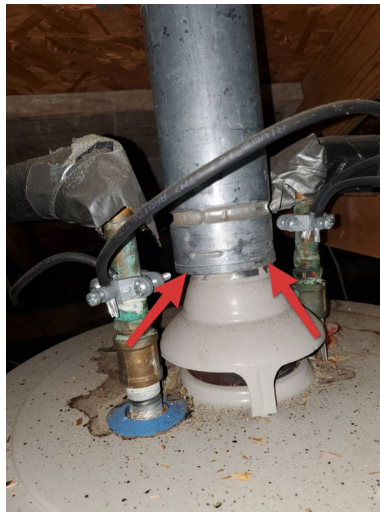


See Electrical Systems: Electrical Bonding:

1: Gas flu/vent loose, damaged

▲ Safety / Attention Needed

Gas flue/vent is loose, damaged, improperly installed or poorly connected at water heating equipment and was observed to be a SAFETY HAZARD. Loose, damaged, improperly installed or poorly connected gas exhaust flu should be corrected. Loose, damaged, improperly installed or poorly connected gas exhaust flues are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.



2: TPRV inspected not tested

🔧 Info / Aesthetics / Improvement Item

The water heating equipment TPR valve was inspected and verified, but was not tested. It is common for TPR Drain valves to fail under testing and leak water.

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3: Water Heater - Exhaust flue to roof jack - lack of sealant

🔴Recommend Monitoring / Repair

Observed day light at exhaust flue to roof jack connection, which is an indication of lack of sealant to prevent occasional water penetration.



4: Water Heater - Overflow pan slope inadequate

🔴Recommend Monitoring / Repair

Observed water heater overflow pan slope uneven and in need of repair.

I=Inspected

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D=Deficient

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5: Water Heater - Passed average life expectancy

☹️Recommend Monitoring / Repair

Average life expectancy of water heating equipment is 8 to 12 years. The equipment has passed average life expectancy. Recommend periodic service and maintenance in accordance with manufacturer's recommendation, and budget for replacement.

6: Gargling sound at water heater unit

☹️Recommend Monitoring / Repair

Gargling sound observed at water heater unit. Recommend further evaluation by specialists.



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances
Location of gas meter: Left side

I=Inspected

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NP=Not Present

D=Deficient

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Type of gas distribution piping material: Black metal

-

G. Other

Equipment not inspected:

If present, water softeners, instant water heaters and water treatment appliances are outside the scope of a home inspection and are not inspected. Further evaluation of these water supply components is recommended.

Fire suppression system:

If a fire suppression system is installed, fire suppression systems are outside the permitted license of inspection for a home inspector. Fire suppression systems, inspection, repair and evaluation should be performed by a certified, licensed Texas Fire Marshall or Texas certified, licensed fire suppression system specialist.

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

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APPLIANCES

Dishwashers

Food Waster Disposers

Range Hood and Exhaust Systems

1: Exhaust not vented to exterior - with gas cooktop

▲Safety / Attention Needed

A gas oven, gas range or gas cooktop was installed with a range hood exhaust system which was not vented to the exterior. All gas appliances should be vented to the exterior of the structure. Lack of ventilation to the exterior of the structure is considered a SAFETY HAZARD and may allow harmful vapors to accumulate in the living area. There may be appliance manufacturer's guidelines that allow alternative ventilation of gas cooktops, ovens or ranges. Further evaluation is recommended.



Ranges, Cooktops, and Ovens

Cooktop Energy Source: : Gas

Oven Energy Source:: Gas

1: Missing or improper gas shut off valve

▲Safety / Attention Needed

Improper installation or missing gas shut off valve was observed at gas the range/cooktop/oven.

Microwave Ovens

Mechanical Exhaust Vents and Bathroom Heaters

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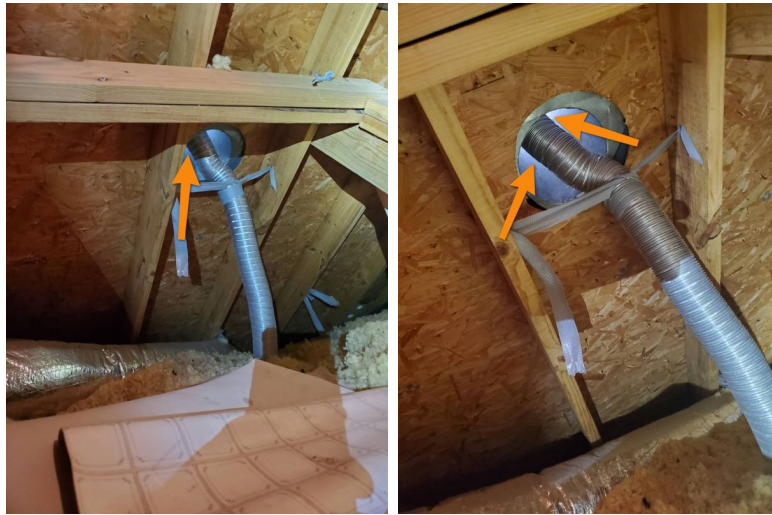
1: Exhaust duct to roof deck connection- lack of sealant

🔴Recommend Monitoring / Repair

Observed lack of sealant / seal at exhaust duct to roof deck connection.

As per observed condition, it is possible for the exhaust air to draft back into the attic space which is a safety hazard.

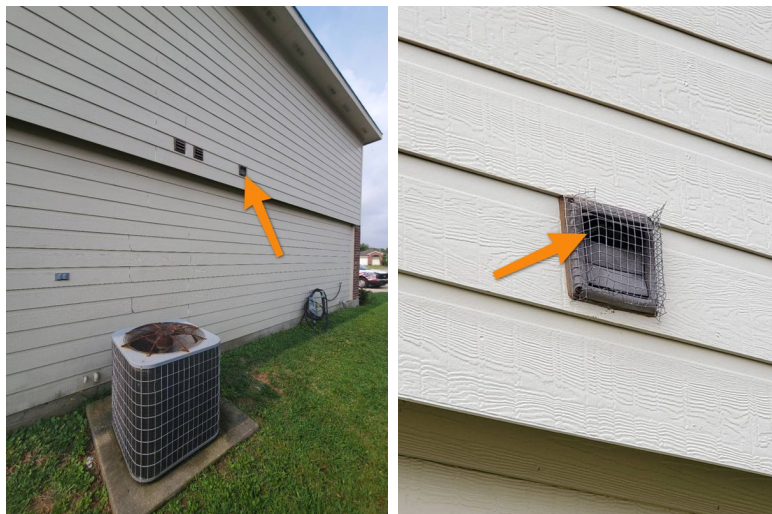
Also, due to lack of seal, there may be water intrusion from rain during heavy or windy rain conditions..



2: Exhaust fins at exterior wall damage

🔴Recommend Monitoring / Repair

Observed exhaust fins at exterior wall damage during inspection. Recommend repair or replace.



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Garage Door Operators

Dryer Exhaust Systems

Appliance in place - duct system inaccessible:

Observed appliance in place, the duct system was not accessible for inspection.



House occupied or staged:

The home is occupied. Household goods, washing machines and clothes dryers limit the visible areas and access to plumbing, electrical, walls dryer vents and may conceal damage or defects that would otherwise be observed.

Recommend dryer exhaust duct cleaning:

As a precautionary measure, it is recommended to have dryer exhaust duct cleaned during real estate transaction to ensure conditions suitable for safe use of the equipment.

Washer/Dryer appliances in place:

Observed washer/dryer appliances in place restricting access to dryer exhaust duct.

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OPTIONAL SYSTEMS

A.Landscape Irrigation (Sprinkler) Systems