

Texas Inspection  
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## PROPERTY INSPECTION REPORT

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Report # 21268

Prepared For: Courtney Perez  
(Name of Client)

Concerning: 104 Franklin St Clute, TX 77531  
(Address or Other Identification of Inspected Property)

By: Kenny Boulton November 4, 2021  
TREC Professional Inspector Lic.# 698 (Date)

Real Estate Co. Birdsong Real Estate  
Agent Lisa Barrios

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

#### PURPOSE OF INSPECTION

This 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 inspection was conducted. *It is important* that you carefully read All of the information. Ask the inspector to clarify any items or comments that are unclear.

#### RESPONSIBILITY OF THE INSPECTOR

The inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOP's), 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 is was inspected, not inspected, or not present;
- indicate and 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 SOP's; 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 furnishing or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify proper repairs have been made; or
- inspect system or component listed under the optional section of the SOP's (22TAC 535.233)

## RESPONSIBILITY OF CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate the 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 the report obsolete or invalid.

## REPORT LIMITATIONS

The report is provided for the benefit of the named client and based on observations made by the named inspector on the date of the inspection was as 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 CONTRACTURAL AGREEMENTS**

**Conditions may be present in your home that did not violate any building codes or common practices in effect when the home was constructed but are considered to be hazardous by today's standards. Such conditions there 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 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 (AFI) 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated 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 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES

NOT REGULATE CONTRACTURAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF A CONTRATRUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Note: Not all items listed under OBSERVATIONS are in need of repair and can be listed as additional information for the benefit of the client.**

**Present at the time of the inspection – Inspector Only  
Outside Temperature - 55°  
Weather Conditions – Cloudy**

**Front of occupied house most closely faces east.**

**The washer, dryer and refrigerator were not a part of the inspection.**



NOTE: Because of circumstances beyond Texas Inspections' control, the signing of a Pre-Inspection Agreement by the client prior to the inspection is not always possible. Therefore, the following Inspection Agreement will take the place of the Pre-Inspection Agreement if not signed. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of the following report is the binding acceptance of all terms, limitations and conditions set forth in this Inspection Agreement, signed or unsigned by the client.

## Texas Inspection Inspection Agreement

- 1) This inspection of the subject property shall be performed by the Inspector for the Client named in this report in accordance with the Standards of Practice of the Texas Real Estate Commission Inspectors Standards of Practice. There will be no other liability to unnamed parties that may use this report.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Systems or items that are blocked, hidden, covered, underground, have restricted access due to clearances or otherwise inaccessible at the time of the inspection are not included. The following items are not in the scope of the inspection: Any area that is not exposed to view, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by TREC Standards as well as detached buildings, fences, gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, water treatment devices/systems, thermostatic or time clock controls, alarm systems, draperies, blinds, shutters and landscape lighting.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a warrantor, guarantor or insurer. Any losses will be limited to no more than the original inspection fee.
- 4) THE INSPECTION AND REPORT DOES NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE (EXCEPT IN NEW CONSTRUCTION) AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION AND ANY OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
- 7) Because of circumstances beyond the Inspector's control, the signing of a Pre-Inspection Agreement prior to the inspection is not always possible. Therefore this Inspection Agreement is considered to be accepted for any and all conditions. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of all or any part of this inspection report in the transaction of this property is the binding acceptance of this Inspection Agreement with its terms and conditions, whether signed or unsigned by the client.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Type of Foundation:*

Slab on Grade

*Foundation Material:*

Poured Concrete

*Method of Inspection:*

Visual inspection of exterior and interior

*Comments (An opinion on performance is mandatory.):*

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OBSERVATIONS

FOUNDATION

The foundation is performing as intended. Interior and exterior surfaces were found to be in relatively good overall condition. No visible deflection was observed when sighting the length runs of exterior walls.

**B. Grading & Drainage**

*Comments:*

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OBSERVATIONS

GRADING AND DRAINAGE

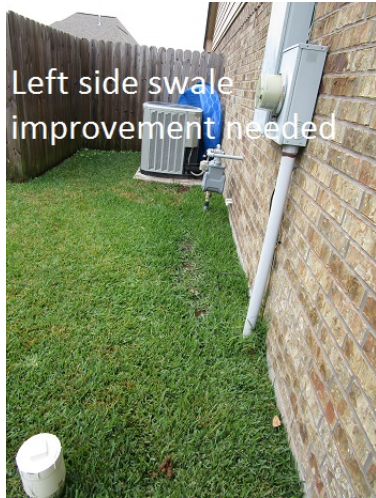
Ideally, a minimum of four (4) inches of clearance should be maintained between soil level and the bottom of the masonry veneer and six (6) inches below the siding.

The finished grade should slope or fall away from the house at a rate of one inch per foot for at least the first six (6) feet.



The right and left side drainage swale (in effect, wide and shallow ditches) should be improved. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.

I	NI	NP	D	Inspection Item
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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Types of Roof Covering:*

Fiberglass Composition Shingles

*Viewed From:*

Walked on Roof

*Comments:*

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**OBSERVATIONS**

**SLOPED ROOFING**

The roofing and roof penetrations were found to be in good overall condition.

I	NI	NP	D	Inspection Item
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**FLASHING**

The missing flashing on the right side of the left front entry brick column to roofing connection should be installed. Roofing should not terminate at the brick without being flashed at the connections.



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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

*Viewed From:*

Entered attic and performed a visual inspection

*Roof Structure:*

Rafters

Tech Shield Radiant Barrier Roof Sheathing

*Roof Ventilation:*

Ridge Vents

Soffit Vents

*Approximate Average Depth of Insulation:*

Blown-in – 10” – 12” Average

*Approximate Average Thickness of Vertical Insulation:*

3 ½” Batts

*Comments:*

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**OBSERVATIONS**

I	NI	NP	D	Inspection Item
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VIEW OF ATTIC



ROOF STRUCTURE

The attic stairs are marginally secured at the mount in the ceiling. The installation of 16p nails or 3" lag screws from the attic stairs into the rough-in opening is recommended instead of regular screws.



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

*Interior Wall Finishes:*

Drywall

*Exterior Wall Finishes:*

Brick Veneer

*Exterior Wall Structure:*

Wood Frame

*Comments:*

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OBSERVATIONS

INTERIOR WALLS

Typical drywall flaws were observed.

EXTERIOR WALLS

The brick window sills are now required to have a minimum slope of 15°.



I	NI	NP	D	Inspection Item
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Brick sills should have a 15 degree slope

Separations in the joints in the siding and joints in the trims should be sealed.



Weep holes in the brick veneer wall structure should be provided at a maximum of 33 inches of spacing on center and be a minimum of 3/8 inches in diameter. Weep holes should be located immediately above the flashing around the bottom perimeter and above windows and doors where flashings are used. The weep holes have been installed at the bottom perimeters but are missing above the garage door opening, above windows where masonry is installed and bottoms of the front brick columns.



I	NI	NP	D	Inspection Item
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**LIMITATIONS**

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

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**F. Ceilings & Floors**

*Ceiling Finishes:*

Drywall

I	NI	NP	D	Inspection Item
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*Floor Surfaces:*  
Carpet  
Vinyl  
Tile

*Comments:*

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**OBSERVATIONS**

**CEILINGS**

Typical drywall flaws were observed.

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**LIMITATIONS**

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

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

*Door Types:*

- Metal
- Wood
- Pressed Wood Product

*Comments:*

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**OBSERVATIONS**

**INTERIOR DOORS**

Any missing doorstops should be replaced.

**EXTERIOR DOORS**

The missing window glass trim screw head trim caps on the rear exterior door should be installed.



The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.

I	NI	NP	D	Inspection Item
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**H. Windows (random sampling for operation)**  
*Window Styles:*  
 Single Hung  
 Fixed Pane  
*Glazing Type:*  
 Double Glazed  
*Comments:*

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

**J. Fireplace/Chimney**  
*Fireplace:*  
*Chimney:*  
*Comments:*

**K. Porches, Balconies, Decks, Piers, Bulkheads, Boat House and Carports**  
*Comments:*

**L. Cabinets and Cabinet Doors**  
*Comments:*

**M. Other**  
*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**  
*Size of Electrical Service:*  
 170 Amp 120/240 Volt Single Phase Service  
*Service Entrance Wires Entrance and Type:*  
 Underground 1/0 THHN Copper Service Wires  
*Main Disconnect Type:*  
 150 Amp Breakers  
*Service Grounding Wire Type and Connection:*  
 Copper with Driven Ground Rod Connection  
*Distribution Panel(s):*

I	NI	NP	D	Inspection Item
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Eaton main panel located on the garage left exterior wall with Arc Fault Interrupter (AFI) breakers for the bedrooms  
*Comments:*

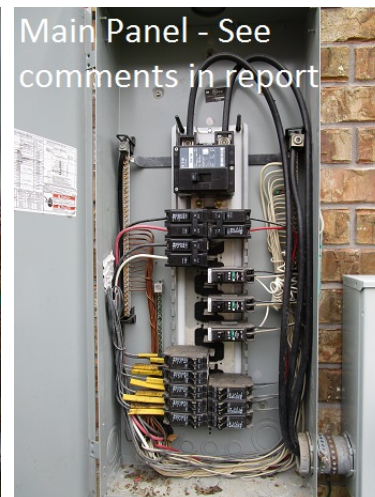
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OBSERVATIONS

ELECTRICAL SERVICE



MAIN PANEL



The white wire used as a line wire to the breaker marked AC should be wrapped with black or red electrical tape or marked with black or red marker at the breaker.

All circuits should be properly identified instead of the generic Lighting/Outlets. The Arc Fault Interrupter (AFI) breaker protection have been installed for the bedroom but are missing for the living areas. An arc-fault circuit interrupter is device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

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LIMITATIONS

I	NI	NP	D	Inspection Item
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Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

- B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

*Type of Branch Circuit Wiring:*

Copper

*Receptacles:*

Grounded

*Ground Fault Circuit Interrupters:*

Kitchen Counter Tops

Kitchen Island

Bathrooms

Laundry Room - Partial

Exterior

Garage Walls

Living Room outlet within 6 feet of the rim of the kitchen sink

*Comments:*

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#### OBSERVATIONS

##### DISTRIBUTION WIRING

Wiring is no longer allowed to be installed on top of ceiling joists or attic flooring within six feet of the attic access opening.



##### OUTLETS

The installation of a ground fault circuit interrupter (GFCI) is now required for kitchen appliance circuits, outlet under the kitchen sink, laundry room at the washing machine, garage ceiling and attic outlet locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The older style exterior waterproof outlet cover plates should be replaced with in use type waterproof cover plates so the cover can be closed over the a plugged in cord.

I	NI	NP	D	Inspection Item
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**FIXTURES**

Minor motor noise was noted in all three bedroom ceiling fans.  
The speed control chains on the ceiling fans should be extended to within reach of the floor.  
The smoke alarms outside the bedrooms should be combination smoke and carbon monoxide detectors.

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**LIMITATIONS**

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.  
Furniture and/or storage restricted access to some components.

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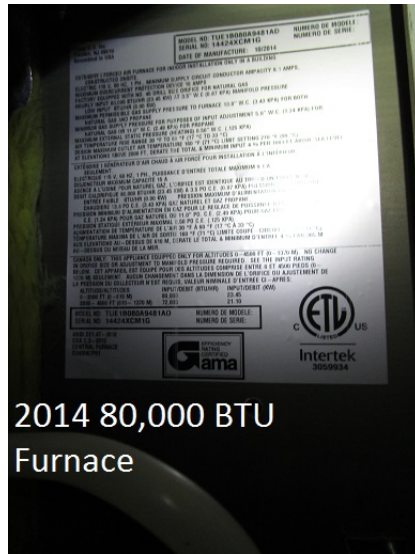
**C. Other**  
*Comments:*

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

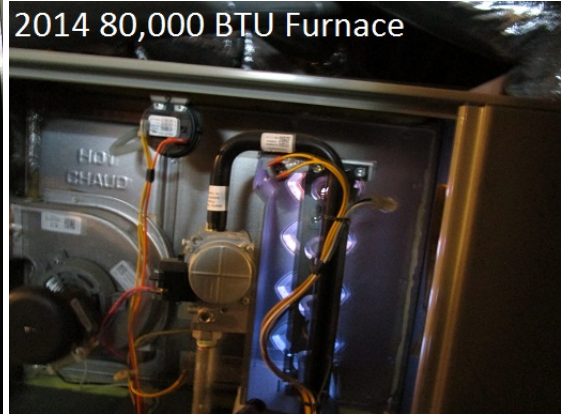
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**A. Heating Equipment**  
*Type And Energy Source:*  
*Type of Heating System:*  
2014 Trane 88,000 BTU Central Forced Air System  
*Energy Source:*  
Gas  
*Comments:*  
FURNACE

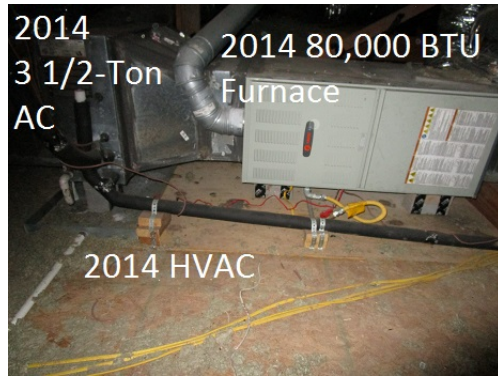
I	NI	NP	D	Inspection Item
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2014 80,000 BTU Furnace



2014 80,000 BTU Furnace



2014 3 1/2-Ton AC  
2014 80,000 BTU Furnace  
2014 HVAC

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**B. Cooling Equipment**

*Type of System:*

*Type of Cooling System:*

2014 Ingersall Rand 36,000 BTU/3 Ton (out) and 2014 Trane 42,000 BTU/3 1/2 Ton (in) Central Forced Air System

Output Air: NA° – Input Air: NA° = NA° Temperature Differential

*Energy Source:*

Electricity

*Comments:*

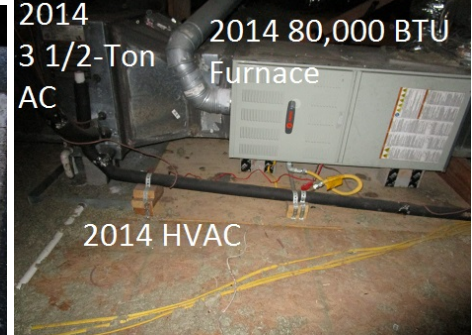
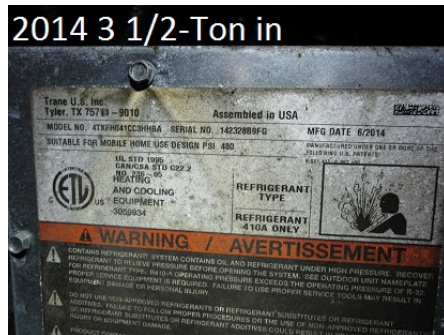
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OBSERVATIONS

CENTRAL AIR CONDITIONING



I NI NP D Inspection Item



Oversized 40 amp breakers in the main panel to the outdoor unit of the central air conditioning system should be replaced with breakers sized no larger than 30 amps as per the unit data plate specifications.  
A minimum 24" walk to the central unit is required for servicing purposes.

LIMITATIONS

With the outside air temperature below 60° (55°), testing of the system at the time of the inspection was not performed because of the possibility of causing damage to the compressor.

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C. Ducts Systems, Chases and Vents

Comments:

OBSERVATIONS

SUPPLY AIR DUCTWORK

Parts of the ductwork above the master bedroom and one duct above the living room area should be properly suspended every four to five feet with no more than 1/2" of sag per foot.

I	NI	NP	D	Inspection Item
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**RETURN AIR DUCTWORK**

The dirty hall return filter should be replaced and the dirty grille cleaned.



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**D. Other**

Comments:

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Location of water meter:*

Right front corner of lot

*Location of main water supply valve:*

Right exterior wall

*Static Pressure Reading:*

56 PSI

*Water Supply Source:*

Public

*Service Pipe to House:*

PVC

*Supply Piping:*

Pex Tubing

Comments:

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**OBSERVATIONS**

I	NI	NP	D	Inspection Item
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**FIXTURES**

The kitchen sink faucet sprayer base leaks at the base of the sprayer and should be repaired.



The loose hall bathroom tub faucet and spigot should be secured and the spigot sealed at the connection to the tub surround.

The hall bathroom tub faucet and hall lavatory cold water faucet handles have very stiff operation and should be improved.

The hall lavatory drain stop is inoperative.

Minor separations in the lower corners of the master shower should be re-sealed.

The loose hall bathroom and master toilets should be properly secured to the floors.

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**LIMITATIONS**

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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**B. Drains, Wastes, Vents**

*Waste System:*

Public

*Drain / Waste / Vent Piping:*

PVC

*Comments:*

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**LIMITATIONS**

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Type, Capacity and Energy source:*

Garage left rear corner – 2015 Rheem 40 Gallon Gas Water Heater

*Comments:*

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**OBSERVATIONS**

I	NI	NP	D	Inspection Item
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**WATER HEATER**



The loose metal trim for the water heater vent pipe in the garage should be secured at the ceiling.

The exterior terminations for the Temperature and Pressure Relief Valve (TPR) and safety pan drain lines should be extended to terminate within 6 inches of the ground.



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**D. Hydro-Message Therapy Equipment**

*Comments:*

- 

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:*

Left side of house

*Type of gas distribution piping material:*

Galvanized Steel

*Comments:*

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**OBSERVATIONS**

**GAS LINES**

A “drip leg” is normally required for gas appliance connections. These drip legs trap moisture and debris before the gas enters the fixtures with none found.

I	NI	NP	D	Inspection Item
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Bonding/grounding is required for the main gas line with none found.

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**F. Other**  
*Comments:*

**V. APPLIANCES**

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**A. Dishwasher**  
*Comments:*

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**B. Food Waste Disposer**  
*Comments:*

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**C. Range Hood**  
*Comments:*

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OBSERVATIONS

RANGE HOOD

The range hood light is inoperative.

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

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OBSERVATIONS

GAS RANGE

An anti tip device should be installed on the range. Anti-tip devices are a safety feature that prevent the tipping or movement of the range and are standard equipment supplied with the unit.

The oven light is inoperative.

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**E. Microwave Oven**  
*Comments:*

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**F. Trash Compactor**  
*Comments:*

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**G. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

I	NI	NP	D	Inspection Item
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OBSERVATIONS

BATHROOM EXHAUST FANS

The bathroom exhaust fans should be vented to the building exterior instead of the soffit spaces.

A bathroom exhaust fan should be installed in the master bathroom tub and shower area and vented to the building exterior.

**H. Whole House Vacuum Systems**  
*Comments:*

**I. Garage Door Operator(s) – Remote and hand held opener controls are not a part of the inspection.**  
*Comments:*

**J. Doorbell and Chimes**  
*Comments:*

**K. Dryer Vents**  
*Comments:*

OBSERVATIONS

DRYER VENT

The clothes dryer vent pipe that terminates through the roof should be cleaned. Cleaning is recommended on at least a yearly basis.



**L. Other**  
*Comments:*

I	NI	NP	D	Inspection Item
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OBSERVATIONS

APPLIANCES

The washer, dryer and refrigerator were not a part of the inspection.

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**

*Comments:*

**B. Swimming Pool/Spa and Equipment**

*Comments:*

**C. Outbuildings**

*Comments:*

**D. Outdoor Cooking Equipment**

*Comments:*