

SIGNATURE INSPECTIONS

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This Professional Inspection Report Has Been Prepared Exclusively For:

Stacy Hollowell

1118 Haye Friendswood TX. 77546

Inspector: Randy Irwin TREC#5957

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 in 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. 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

Property inspected was: Occupied
Arrived :7:30AM
House information: 3192 Approx. Sq. Ft.

Parties present at inspection: This Inspector
Departed : 11:15AM
2013 Approx. Yr Built

Check Boxes:

Home Inspectors are regulated by the Texas Real Estate Commission Standards of Practice which dictate which systems must be inspected, the minimum standards of for the inspection, and allowable inspector limitations such as inspectors are not required to walk a roof if, in their opinion, it is not safe to do so. In the report, each system or unit has four checkboxes.

The following is an explanation of these checkboxes.

I - Inspected

NI - Not Inspected or partially inspected which may occur when full access to the system or unit is not available. For example, an inspector may not be able to inspect an entire roof because of a large amount of debris, snow, or height.

NP - System or unit is not present

D - system or unit has a deficiency. This does not necessarily mean the system or unit is deficient. For example, an AC unit may have a deficiency of dirty air filters. It does not mean the AC unit is deficient and needs to be replaced. Every system or unit should be marked either I or NI.

I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

NI & D - system or unit was not inspected and deficiencies exist. For example, the inspector was able to inspect a portion of the roof and found deficiencies, but he was not able to inspect the entire roof.

NI & NP & D - system or unit was not inspected because it was not present, and a deficiency exists. For example, the deficiency could be smoke detectors, which are required, are not installed.

New homes/Remodeled : Homes that have been recently constructed, remodeled or painted may prevent the inspector from identifying preexisting issues. Some issues may not become present until routine operation.

Homes vacant : Homes that have been vacant for an extended period of time may have newfound issues that may become noticed after move in and systems are routinely operated.

Due to the lack of routine operations some issues may not be detectable at time of inspections.

Recent utilities turned on.: If Utilities have recently been turned on, this may prevent identification of small plumbing/gas leaks

Weather Condition at Time of Inspection

Weather Condition during inspection: Partly Cloudy

Outside temperature at Arrival: 84°

Outside temperature at Departure: 96°

Cost of inspection services: \$575.00

Pay at: Receipt of report

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify SIGNATURE INSPECTIONS in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to SIGNATURE INSPECTIONS for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: 6/23/2023

INSPECTED BY: Randy Irwin TREC#5957

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

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

Crawl Space: N/A

Performance Opinion: (An opinion on performance is mandatory):

Evidence of structural movement or settlement was observed. It does not appear to be major, as the foundation appears to be supporting the structure at this time.:

Various conditions and adverse factors are able to affect structures, with differential movement likely to occur over time.

The inspectors 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

Corner pop was observed on the front, and rear foundation corners. These do not normally present a structural support problem but can be location(s) of undetected insect entry. Be sure to advise your pest control professional of the presence and location(s) of large corner spald(s).

A high soil area was observed in the front flower bed. High soil areas are a conducive condition for undetected insect entry, 4" minimum foundation visual is desired.



Corner pop

high soil

B. Grading and Drainage

Comments:

Evidence of previous water ponding on both sides of the structure by the fence and gate were observed monitoring the areas to determine if repairs are needed is recommended.

Standing water was standing at the front right corner of the house at the irrigation system air break the source of the water is unknown and should be identified and repaired if needed.

The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet

No evidence of water penetration observed at this time

Drainage: Appeared to be adequate

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

I	NI	NP	D
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Possible ponding areas

standing water

-
-
-
-

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: From ground/binoculars

Inspector did not climb/walk onto roof due to safety (height-pitch) concerns.

Comments:

Fasteners are nails.

Condition: What appears to be normal wear and tear for roofs age.

Note: This inspection does not warrant against future roof leaks.

Kickout flashing is missing at the rain gutter to divert water away from the wall on the front of the structure, (typical observation for a structure this age)

A splash block is missing on the right rear corner of the house, the splash blocks help prevent soil erosion next to the foundation.

A down spout is too short and does not fit into the subterrain drain.

Exposed nail heads were observed on the rear patio roof line flashing, sealing the nail heads to prevent roof leaks is recommended.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)



Splash block missing

down spout too short

exposed nail heads

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

I	NI	NP	D
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Kick out flashing missing

D. Roof Structure and Attics

Viewed From: Walked deck or safe area

Two attic areas are present, and there are three attic entrances. One in the garage, one on the second floor, and the one above the second floor.

Comments:

Areas of the attic inspection were restricted by low head room, mechanical equipment and stored items.

THIS INSPECTOR DID NOT CRAWL THRU THE ATTIC WHERE THERE WAS NO WALKWAY PLATFORM FOR FEAR OF DAMAGE TO THE STRUCTURE AND SAFETY HAZARDS. (falling through the ceiling).

Approximate Average Thickness of Attic Insulation: 12 -16 "

Approximate Average Thickness of Vertical Insulation: Not able to determine

Attic Ventilation Type: soffit vents and exhaust ports

Attic

Attic Insulation: Loose fill

Roof

Ventilation observed: Yes

Condition: Ventilation appears to be adequate

E. Walls (Interior and Exterior)

Comments:

Interior Wall:

Areas of the interior of this structure appear to have been freshly painted. True condition of surface exterior may be concealed at this time. It is beyond the scope of this inspection to determine the conditions below the surface of the paint.

What appears to be typical sheetrock settling seams were observed in the upstairs bedrooms, downstairs family room, kitchen, and various locations throughout the structure

Exterior Wall

Prevalent exterior siding: Brick Veneer ; Fiber Cement Hardie Board

Brick mortar separation, settling was observed on the stone sheathing on the front of the structure.

This is an indication of structural movement (settling) at some point in time.

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

I	NI	NP	D
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Settling gaps

F. Ceilings and Floors

Comments:

Ceilings:

Evidence of previous ceiling repairs were observed in the dinette area.



Previous repair

Floors: Ceramic type tile and carpet.

Condition of flooring was not determined where covered by carpets/rugs or other floor coverings or stored articles.

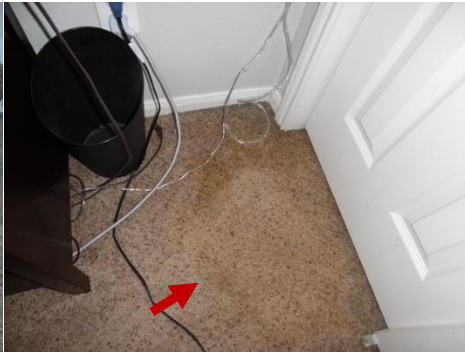
The flooring squeaks when walked on in the upstairs bedrooms. This is a typical observation for a structure this age. Carpet stains were observed in the upstairs right front and rear bedrooms. The carpet is stained under the doors in the up stairs bedrooms

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

I	NI	NP	D
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Front bedroom carpet stains



rear bedroom carpet stains



carpet stains under bedroom doors

G. Doors (Interior and Exterior)

Comments:

Interior:

Only a representative number (random sampling) of doors are checked for condition and proper operation. No obstructed and/or locked doors were operated.

Doorstops are missing on the upstairs bathroom door. Door stops help prevent wall damage from doorknobs.



Doorstop missing

Exterior:

BUYERS SHOULD HAVE ALL LOCKS CHANGED/RE-KEYED FOR SAFETY/SECURITY CONCERNS AFTER CLOSING BUT PRIOR TO MOVE-IN.

Garage Door: Metal

H. Windows

Comments:

Only a representative number (random sampling) of windows are checked. No obstructed or locked windows were checked.

Evidence of water penetration: Not at this time

Windows were noted that would not open easily using normal force possibly due to lack of use.

Windows were stuck and would not open with normal force in the upstairs front right bedroom, and master bedroom, and various locations thru out the structure.

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

I	NI	NP	D
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Windows were stuck and would not open

I. Stairways (Interior and Exterior)

Comments:
No problem noted at the time of inspection.

J. Fireplace and Chimneys

Comments:
Type of fireplace: Prefab with inserts
Fuel Source: GAS
Damper: Direct vent type
Firebox: Checked and tested
Chimney: No problem noted at the time of inspection.

K. Porches, Balconies, Decks, and Carports

Comments:
Note: Structural load capabilities were not inspected

L. Other

Comments:
A swimming pool is in the back yard, A child safety gate latch is required.
No child Safety gate latch (self-closing and locking gate closer) was observed on the gates.

This is a visual inspection only. It is not intended or implied to be an all-inclusive inspection of all the repairs needed on this structure. It is only a visual representation of items accessible and visible at the time of inspection. If any item / section in the report is checked "D" for deficiency the appropriate licensed contractor for that system should be contacted for further evaluation of that entire system for possible needed repairs and or current conditions.

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel : Square D panel with a 150 amp main breaker
 location: Exterior Wall right side of the house.

Panel Condition: Functional

Sub Panel: Eaton panel for pool equipment located next to the main panel.

No surge protection in the panel was observed.

White wires are known to be identified as neutrals. If a white wire is on a breaker for a 220 volt circuit it should be color coded as a hot wire with black or red tape.

Per NEC 230.67: As of 2020, a type 1 or 2 surge protection device must be installed and may be integrated into the main panel or adjacent to it.

While the above protections may not have been required when this property was built, it is recommended you consider upgrading to satisfy modern code requirements and for safety reasons

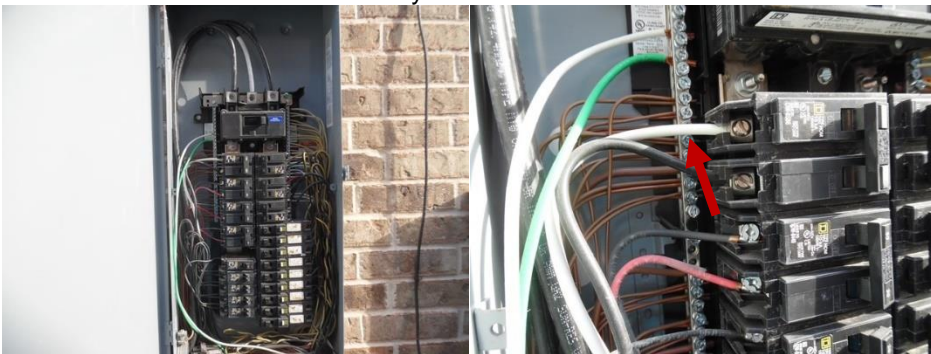
Type of wiring: Copper

ARC Fault (Refer to OP-I form)

ARC Outlet location(s): present for the bedrooms.

Grounding Electrode present: Yes

Note: All systems in the house could not be verified for bonding.



Put black tape on white wire

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Only a sample of plugs were inspected, non-accessible devices were not tested or inspected.

Receptacle Type: 3 prong.

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s): Bathroom, Kitchen, Garage, Exterior:

GFCI Reset Location(s): Bathroom, Kitchen, Garage, Exterior:

NO ARC FAULT CIRCUIT INTERRUPTING DEVICES SERVING THE FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS HALLWAYS OR SIMILAR ROOMS OR AREAS WERE OBSERVED.

The garage is full of stored items, no Ground Fault circuit Interrupter testing was performed, on the outside, or garage plugs due to the fear of not being able to find the gfci in the garage to reset it.

The lens cover is missing on the fluorescent light fixture in the master closet.

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

I	NI	NP	D
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An extension cord is used as permanent wiring for the sprinkler timer. Extension cords are not an approved permanent power source.

Additional Notes: The National Electric Code Council has adopted significant code changes that affect the surge protection in panels arc fault, and the gfci protection of circuits and appliances in a residential structure. At some point in time you may want to consider consulting with a licensed Electrical contractor for a full update, and evaluation of your entire electrical system.



Extension cord used as permanent power



lens cover missing

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C. Other

Comments:

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

I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air System

Energy Sources: Gas

Comments:

Unit 1: First Floor

Model # : GMS80805CN

Manufacturing Date: Appears to be 2013

Thermostat Location: Living room

Condition: Functional

Filter Type: Media

Condition: Acceptable; Recommend replacing upon moving in.

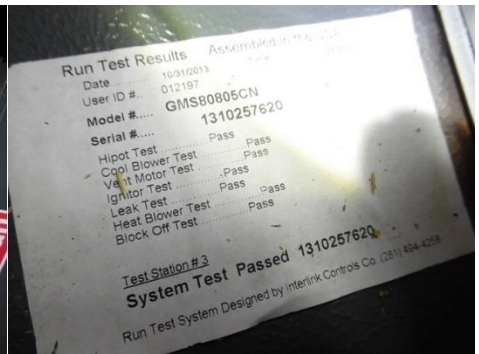
Size: 20x25x4



Furnace



combustion chamber



name plate

Unit 2: Second Floor

Model # : GMS80403AN

Manufacturing Date: Appears to be 2013

Thermostat Location: Upstairs common area

Condition: Functional

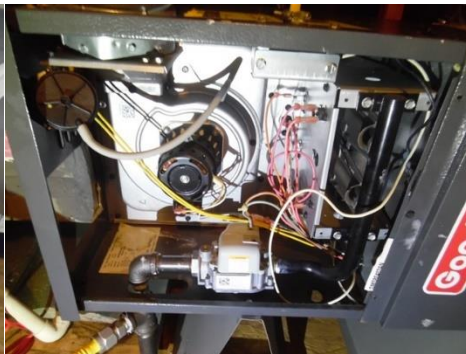
Filter Type: Media

Condition: Acceptable; Recommend replacing upon moving in.

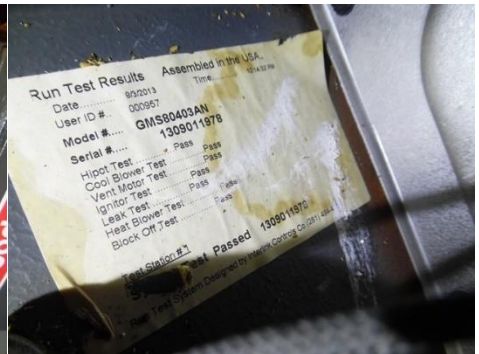
Size: 20x25x4



Furnace



combustion chamber



name plate

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

I	NI	NP	D
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Additional Notes:

What appears to be csst type tubing was observed connecting the iron gas line to the unit, proper bonding could not be verified. (CSST) tubing is known to be controversial. You should consult with a licensed plumber and or electrician to confirm the proper installation and bonding of the tubing.

The heating system operated correctly at the time of inspection.

Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. disassembly of the unit is beyond the scope of this inspection.

You should contact a licensed HVAC contractor for a full annual servicing, cleaning, and evaluation of the entire HVAC system before you close on the property

B. Cooling Equipment

Type of System: Central A/C Comments:

Unit 1: First Floor

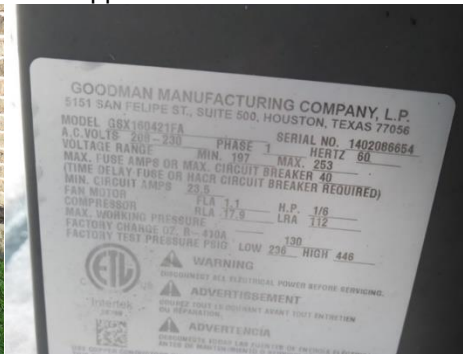
Condenser observations (exterior unit)

Model # : GSX160421FA

Manufacturing Date: Appears to be 2014



Condenser



name plate

Evaporator coil observations

Model # : CHPF4860D6DB

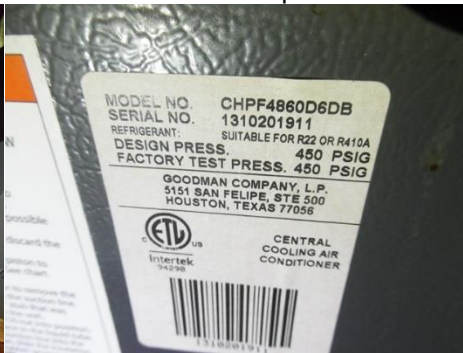
Manufacturing Date: Appears to be 2013

Location: Attic

This inspector recommends a float switch in the overflow pan in case the pan fills up with water the float switch will cut the unit off to prevent an overflow onto the ceiling.



No float switch in pan



name plate

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

I	NI	NP	D
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AIR TEMPERATURE DIFFERENTIAL

Supply air temperature 56 degrees
Return air temperature 70 degrees

High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Unit 2: Second Floor
Condenser observations (exterior unit)
Model # : GSX160241FA
Manufacturing Date: Appears to be 2014



Condenser



name plate

Evaporator coil observations
Model # :CNPHP3017ALAEAAA
Manufacturing Date: Appear to be 2020
Location: Attic



Evaporator coil



name plate

AIR TEMPERATURE DIFFERENTIAL

Supply air temperature 55 degrees
Return air temperature 70 degrees

High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Contacting a licensed HVAC contractor for a full servicing evaluation of the entire HVAC system, before you close on the property is recommended.

Average life span of an A/C system in this area is between 10 - 12 years under normal conditions. (slightly shorter for heat pumps) The purchase of a mechanical warranty package should be considered at this time. Check with your Realtor for additional information.

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

I	NI	NP	D
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C. Duct Systems, Chases and Vents

Comments:

DUCT WORK TYPE: fiberglass duct board, and or flexible type ducts were primarily used for distribution / return systems throughout.

Several areas of the duct work are touching each other. This may cause a condensation issue. Separating the duct work or insulating the duct work from each other is recommended.

FILTER OBSERVATIONS: System filters should either be cleaned or changed out at least monthly, or per manufacturer's specifications for maximum system efficiency and or protection.



Ducts touching

media filter

D. Other

Comments:

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

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard
Location of main water supply valve: The right side of the structure.
Static water pressure reading: 50 psi
Type of supply piping material: PVC/CPVC
Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Anti Siphon / Back Flow / Air Gap(s): Present
 Fixture Shut Off Valves: Accessible
 Kitchen Sink: Checked and tested

Master Bathroom:

Bath Sinks: No problem observed at the time of inspection.
 Bathtubs: No problem observed at the time of inspection.
 Shower: No problem observed at the time of inspection.
 Commodes: No problem observed at the time of inspection.

First Floor 1/2 Bathroom

Bath Sinks: No problem observed at the time of inspection.
 Commodes: No problem observed at the time of inspection.

2nd Floor bathroom

Bath Sinks: A slow drain was noted in the right sink in the upstairs Hollywood bathroom.
 Bathtubs: No problem observed at the time of inspection.
 Shower: No problem observed at the time of inspection.
 Commodes: No problem observed at the time of inspection.



Slow drain

Outside Faucets: Checked and tested

B. Drain, Wastes and Vents

Comments:
Type of drain piping material: PVC

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Gas
Capacity: 40 Gallons
Comments:

(Refer to OP-I form)

Units 2:

Location: Attic

Safety Pan and Drain Installed: Yes

Corrosion at supply connections: Yes

The water line connector is corroded on the right water heater.

Rust is present on the top of both water heaters.

Temperature & Relief Valve (TPR): Not operated: could cause damage &/or not reset.

Gas Unit:

Gas Shut Off Valve: Accessible

Branch Line: Black Iron

Improper venting: Not at this time



Water heaters



rust / corrosion on right unit



rust on top of the left unit

D. Hydro-Massage Therapy Equipment

Comments:

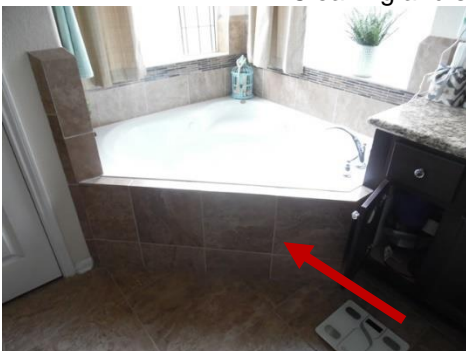
GFCI condition: Functional

GFCI Reset Location: Bathroom wall reset

Underside of tub readily accessible: Not at this time.

No readily accessible access underneath the tub as required for the pump, motor and plumbing was observed

Cleaning and sanitizing the unit before use is recommended



No access to pump under tub

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution System and Gas Appliances

Comments:

Location of gas meter: The right side of the house.

Type of gas distribution piping material: Iron

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F. Other

Comments:

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

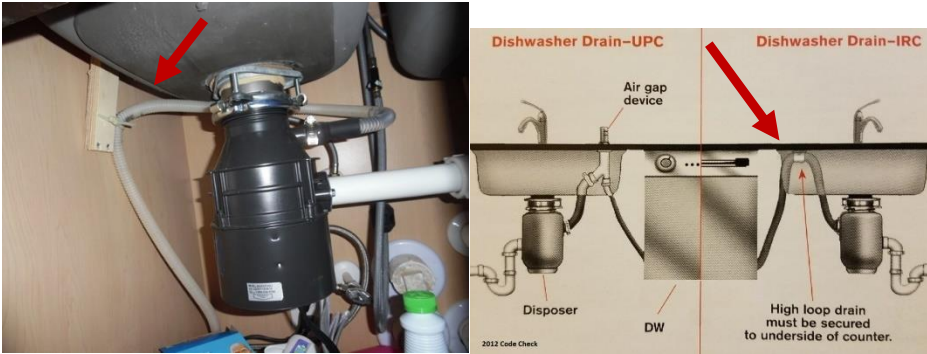
I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:
Checked and tested

No proper air gap on the unit was observed. The drain line should be raised above the bottom of the sink to the bottom of the counter top with a loop or sharp bend of the hose before terminating in the disposal tail piece the hose appears to need raising, or a counter top air break may be needed. This helps prevent the water in the sink from draining back into the dishwasher.



Air gap not high enough

proper air gap

B. Food Waste Disposers

Comments: Checked and tested

C. Range Hood and Exhaust Systems

Comments: Vented type
Checked and tested

D. Ranges, Cooktops, and Ovens

Comments:
Type of Range/Cooktop: Gas
Type of Oven: Electric
Gas Shut Off Valve: Accessible
Branch Line: Black Iron
Cooktop: Checked and tested
Oven: Checked and tested
High/low differential
Thermostat set at 350°F Achieved: 340°F

E. Microwave Ovens

Comments:
No microwave leak detection and/or output testing was done during this inspection period.
A container of water was place in the microwave. After 30 seconds the water was hot.
No problem observed at the time of inspection

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D	

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments: Checked and tested

G. Garage Door Operators
Comments:
 Auto reverse test acceptable: Yes
 Electric eye reverse test acceptable: Yes

H. Dryer Exhaust Systems
Comments:
 No problem noted at the time of inspection

I. Other
Comments:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

 A. Landscape Irrigation (Sprinkler) Systems

Comments:

Timer observations:

Hunter 7 zone timer

VALVE OBSERVATIONS:

This inspector was unable to locate all the valve boxes in the yard.

Sprinkler heads were checked in manual mode only.

AIR BRAKE OBSERVATIONS.:

A puddle of water was standing near the air break, no leak was observed, the source of the water is unknown and should be identified and repaired if needed.

SPRINKLER HEAD OBSERVATIONS:

Individual sprinkler heads were not checked for operation.

The following is an observation of the timer and system in manual mode only head counts in each zone are approximate.

ZONE 1. The front Flower beds approximately 9 heads observed.

ZONE 2. The front yard at the sidewalk approximately 7 heads observed.

ZONE 3. The middle of the front yard approximately 7 heads observed.

ZONE 4. The right rear corner of the house approximately 3 heads observed.

ZONE 5 The back yard around the edge of the pool approximately 9 heads observed.

ZONE 6 Not functional

ZONE 7 The right side of the driveway approximately 9 heads observed.

You may want to consider consulting with a licensed irrigation contractor for a full evaluation of the entire system

 B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

Single Main Drain (potential entrapment hazard)

GFCI Device Required (protect Pool/Spa light and other outlets)

 C. Outbuildings

Comments:

Improper sensor height (more than six inches above garage floor)

 D. Private Water Wells (A coliform analysis recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

 E. Private Sewage Disposal Systems

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

I	NI	NP	D
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Type of System:
Location of Drain Field:
Comments:
 System presently in use:

 F. Other Built-in Appliances

Comments:

 G. Other:

Comments: