



INSPECT IT AUSTIN

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INSPECT IT AUSTIN REI 7-6

929 Dubina Ave
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PROPERTY INSPECTION REPORT FORM

Joel Ruiz <i>Name of Client</i>	05/27/2022 8:30 am <i>Date of Inspection</i>
929 Dubina Ave, Georgetown, TX 78626 <i>Address of Inspected Property</i>	TREC 20959 NAWT 14504ITC, <i>TREC License #</i>
Joey O'Brien, Chloe Bush <i>Name of Inspector</i>	 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</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

Type of Building: Single Family

Occupancy: Occupied

In Attendance: Owner

Temperature : 70 to 80

Weather Conditions: Clear

Deficiency Categories:

While not required by the TREC standards of practice, your inspector places deficiencies into two categories. Items noted as **RED** are considered more significant with prioritization on expense, necessity of repair, and/or potential safety implications. Items noted in **ORANGE** are considered general repairs/homeowner maintenance items falling under the umbrella of commonly noted issues and findings appropriate to the age of the house. These categories are based on the opinion of the inspector, and it is advised you consider the significance of all deficiencies noted in the report as corrective actions and/or repairs.

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

I. STRUCTURAL SYSTEMS

- A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement. NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted

Foundation opinion: Performing as intended: All components were found to be performing and in satisfactory condition at the time of the inspection.

Crawl space accessed from: Not Present

- B. Grading and Drainage**

Comments:

It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet

Grading performing as intended:

I observed no problems with the grading at time of inspection.

- C. Roof Covering Materials**

Type of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingles or tiles and inspection of fastening systems at shingle tabs are not inspected as this could damage the shingle.

Shingle roof performing as intended:

The visible portions of the roof covering appeared to be in an acceptable service condition for the estimated age. Observed normal shingle wear that is consistent across entire roof on day of inspection. The roof covering was adequately performing the intended functions (no visible evidence of active leaks), at the time of the inspection.

I=Inspected

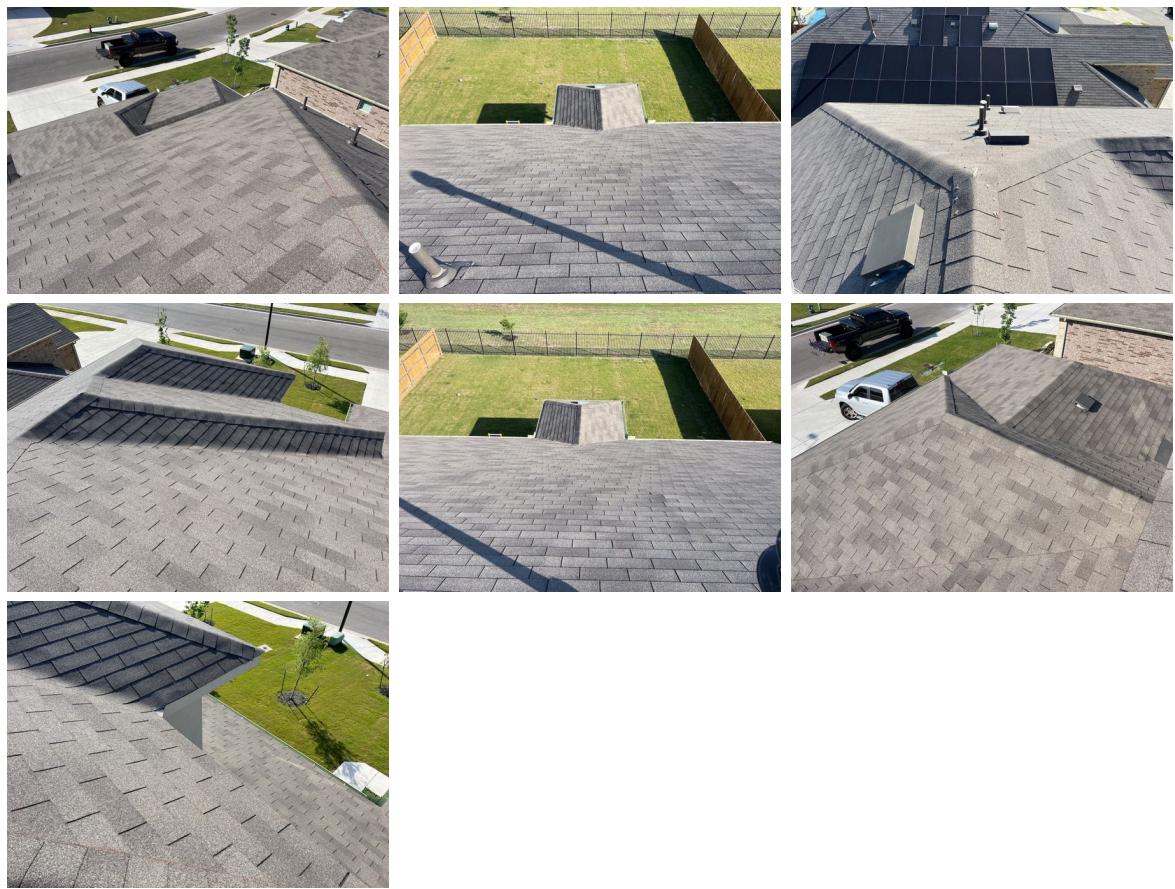
NI=Not Inspected

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I NI NP D

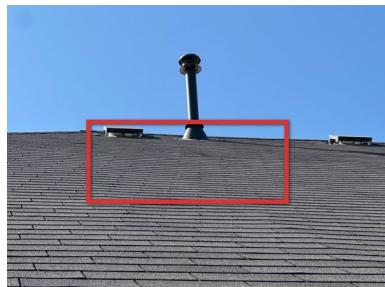
Photos - Average roof condition photos (See below photos):



1: Raised/fish mouth shingles observed (under driven nails)

⚠ Priority items or Safety concerns

Notated on pre-delivery inspection. Never completed



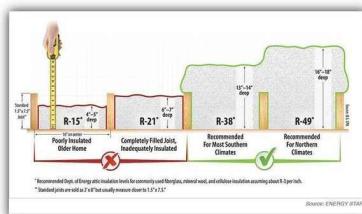
Fish mouth shingles/deflection rear of roof

D. Roof Structures and Attics

Viewed From: Inside attic

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

Approximate Average Depth of Insulation: 16 to 18 inches blown fiberglass insulation



Comments:

Only areas of the attic determined accessible by the inspector are inspected

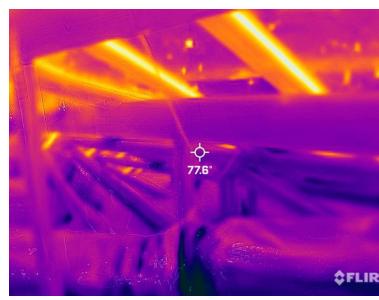
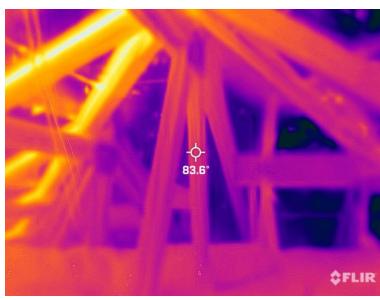
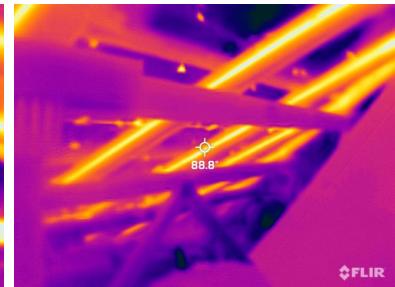
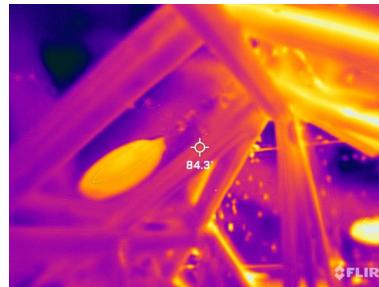
Performing as intended:

At the time of the inspection, the attic framing structures and their bracing components appear stable and performing as intended. No evidence of active roof leakage was visible from readily accessible parts of the attic during inspection.

Photos - Roof structure and Thermals (See below photos):



R38



E. Walls (Interior and Exterior)

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

Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses.

Siding Material: Brick, Stone, Wood, Cement Board, Stucco

Interior wall materials: Textured Drywall Finished With Paint

1: Cracks/voids in trim at joints**⚠Priority items or Safety concerns**

Caulk/paint/seal gaps in trim



2nd Floor Living Room



2nd Floor Living Room



Living Room



Stairwell



Front Right flex room



Stairwell

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****2: Remove nail from door trim****⚠ Priority items or Safety concerns**

2nd Floor Front Right Bedroom

3: Unpainted flashing observed at rooftop**⚠ Priority items or Safety concerns**

Paint all flashing and plumbing vents at rooftop - Paint punch items



Not completed from predelivery inspection



Not completed from predelivery inspection

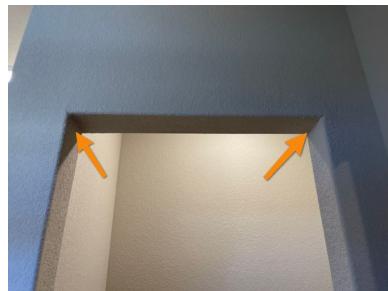
 F. Ceilings and Floors*Comments:*

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. This is not a cosmetic inspection. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance. Note: If Ceilings have recently been painted. This can mask or cover up defects.

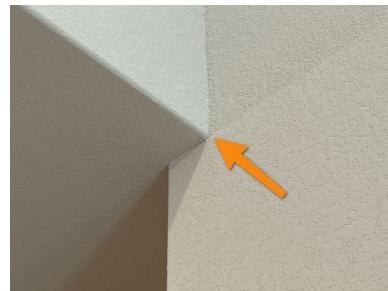
Flooring Materials: Carpet, Vinyl/Linoleum*Ceiling Materials:* Drywall Smooth/textured

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****1: Sheetrock Cracks****General Repairs/Maintenance**

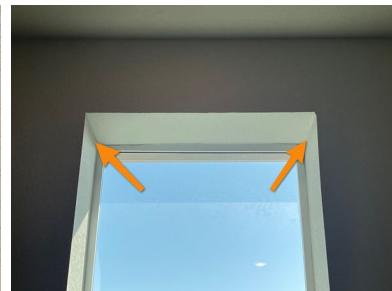
Cracks observed at sheet rock seam and ceiling/wall at various locations. In most cases this occurs from settling and shifting of the house.



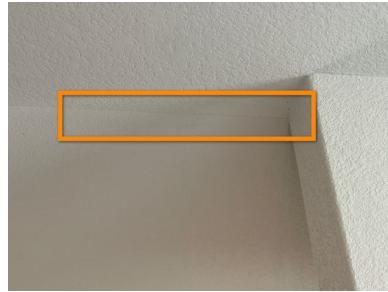
Master toilet



Dining



Stairwell window



Upstairs loft



Upstairs loft

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

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

All doors opened, closed and latched properly on day of inspection.:

 H. Windows*Comments:*

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. Complete inspection is not possible due to light conditions, installed screens, dirt on surfaces or rain at time of inspection. Therefore windows listed as observed at time of inspection only and no warranty is implied, or given. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.

Type of Windows: double pane thermal windows

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***Windows Working:*

All accessible windows opened, closed and latched correctly on day of inspection.

1: Missing/damaged Screens**General Repairs/Maintenance**

Missing screens or damaged screen/bent frame(s) were observed at one or more locations. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.



2nd Floor Front Left Bedroom

- I. Stairways (Interior and Exterior)**

Comments:

Stairways (Interior and Exterior) construction meets standards: Yes

No deficiencies observed:

- J. Fireplaces and Chimneys**

Comments:

The interior chimney structure is not visible and as such could not be inspected. No fire place is operated by open flame methods (striking match or using lighter).

Fireplaces - Photo(s):

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

Comments:

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

No deficiencies observed at time of inspection:

- L. Other**

Comments:

Any item not specifically listed in this report were not inspected.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Minor hydration corrects observed (no action required):

Driveways and walks appear to be performing the function intended, with minor cracks noted less than 2mm.



Garage

1: Cabinet Punch

⚠ Priority items or Safety concerns

Cabinet punch needed: adjust doors/drawers and remove scratches/dents at various locations. (See below photos) Notated on free delivery inspection never completed



Master Bathroom

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

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

Location of Main Panel: Exterior of home, Right

Location of Sub Panel(s): Utility room

Service Entrance Type: Underground, Aluminum

Main Breaker rating: 150

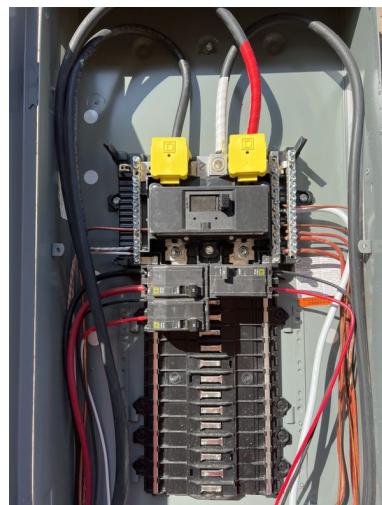
Arc fault protection devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction -

Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

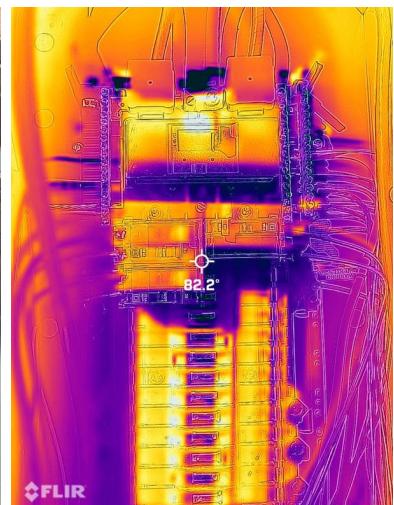
Photos - Electrical panels uncovered and thermal images (See below photos):



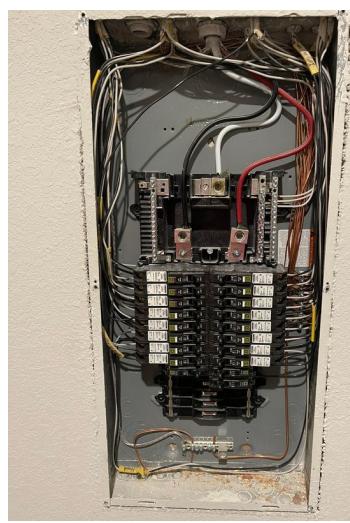
150 amp aluminum



Main panel



Main panel



Sub Panel



Sub Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The inspector will report as deficient the lack of ground fault circuit protection where required. The inspector does not check 220-volt outlets. Only accessible outlets that do not require moving homeowner storage or unplugging devices are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless labeled so at the electrical panel. Today's building standards require all smoke detectors to be hardwired with battery backup, interconnected, and in all bedrooms and adjoining halls. Property conditions change with time and use. These changes and/or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: Yes

All accessible outlets and light switches were checked, and observed no problems.:

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**

Type of Systems: Central

Energy Sources: Gas

Comments:

This inspection covers the gas and electric heating systems.

Mechanical Equipment Locations: attic

Number of units: 1

Gas valve(s): Present

Propane Conversion stickers: N/A

Photos - Equipment and operation photos (See below photos):



Attic Furnace Unit/s

- B. Cooling Equipment**

Type of Systems: Central - Air Conditioner

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Number of units: 1

Temperature Differential: lower level, upper level, 16, 18

Year(s) manufactured: 2021

Refrigerant used: R410A

Filter Locations: At the air handling equipment

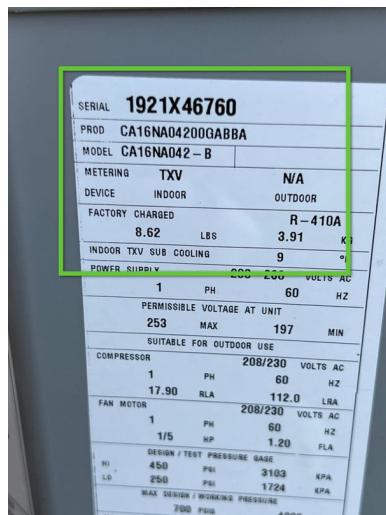
HVAC Filter Sizes: 20x25

HVAC Filter Width: 4 inch

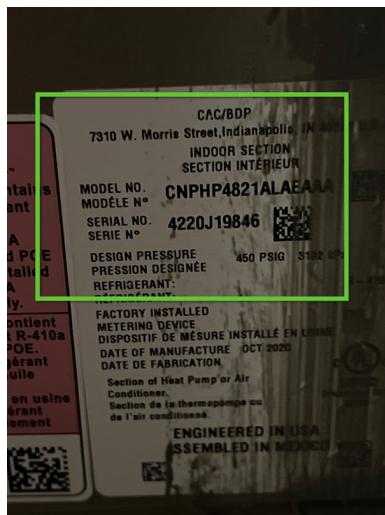
Recommended maintenance :

Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on all HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

The cooling system appeared to be operating as intended at the time of the inspection.:

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***Photos - Manufacturer's Tags and Equipment (See below photos):*

Exterior HVAC MFG. Data Plate



Attic HVAC MFG. Data Plate



Attic HVAC Unit/s



Attic HVAC Unit/s

1: Escutcheon cover is damaged/missing at ECD (Emergency condensation Drain)**▲Priority items or Safety concerns**

Escutcheon cover is damaged/missing at HVAC drain line penetration. Entry point for insects and/or rodents.
Notated on free delivery inspection never completed



Left Exterior

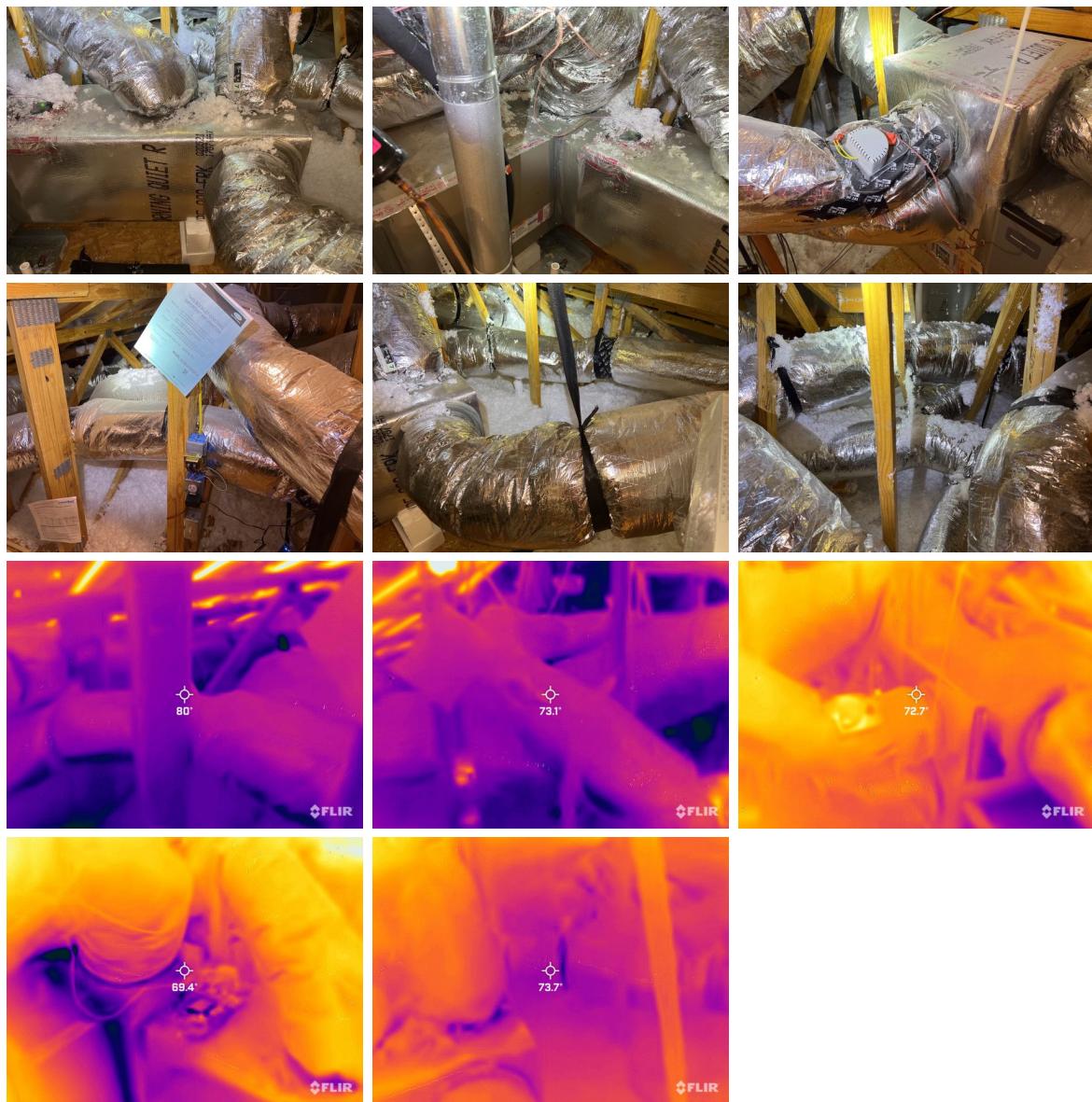
 C. Duct Systems, Chases, and Vents*Comments:*

This inspection covers the condition of the visible ducts, vents, fans and filters. Supply air is checked at various registers for temperature consistency.

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

Ductwork observed intact and in working order. The supply air temperature was measured at the various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. Additionally, the air ducts were observed from the attic and appeared to be serviceable and properly installed. :

Photos - Ducts and Thermal Images Taken During Operation (See below photos):



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

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front, Left

Location of Main Water Supply Valve : Front, Left

Static water pressure reading: 40-45 - The static water pressure should be between 40 and 80 PSI for the best performance.

Type of Supply piping material: PEX

Comments:

This inspection covers the type and condition of all accessible and visible water supply components. This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. The inspection also does not include water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the quality of any water supply are excluded from inspection. Clothes washing machine and icemaker stop valves are not tested. Shower pans are filled for approximately 10 minutes and observed for leaks during inspection. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs are expensive.

All components were found to be performing and in satisfactory condition on the day of the inspection. :

Photo - Static Water Pressure Verification (See below photo):



40 psi

- B. Drains, Wastes, and Vents**

Type of Drain Piping Material: PVC

Comments:

The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drainage performing as intended:

All basins were flash drained at time of inspection. The drains wastes and vents appeared to operate as intended and proper drainage was observed at the time of the inspection.



1/2 Bath

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40

Comments:

Number of units: One

Years Manufactured: 2020

Average Water Temperature at all fixtures: 130-140

The water heater(s) and its components were found to be performing and in satisfactory condition at the time of the inspection.:

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***Photos - Water Heater ID tag, Unit photos, and Water Temperature:*

130°F



MFG. Data Plate



Closet unit



Top of unit

D. Hydro-Massage Therapy Equipment

Comments:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at www.whirlpoolcouncil.com

Photo of Operation:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Right Exterior Wall

Type of Gas Distribution Piping Material: Black steel & CSST

Comments:

All accessible/visible components of the gas distribution systems and gas appliances are inspected.

The gas distribution system was found to be working and in satisfactory condition with no leaks observed at time of the inspection.:

F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water softener:

Water softeners are not tested if present. If you would like the water softener tested/inspected, a water softener company can do a full inspection of the system. No visual evidence of leaks were observed around the water softener during inspection.



Not inspected

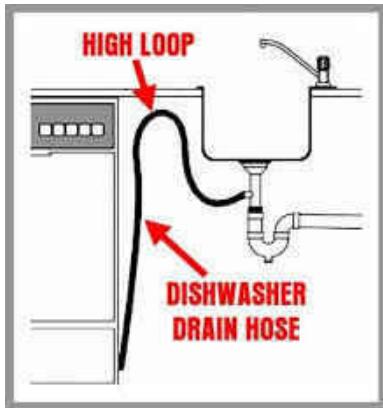
I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

V. APPLIANCES

 A. Dishwashers*Comments:*

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Back Flow Prevention: Air Gap



Dishwasher high loop example

Dishwasher was observed working as intended:

Dishwasher operated normally and the soap dish cover opened correctly. Dishwasher was run on normal wash with heated drying and no operational problems were noted on day of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.

Photo(s) - Manufacturer ID tag, Operation photo (See below photos):



Working as Intended



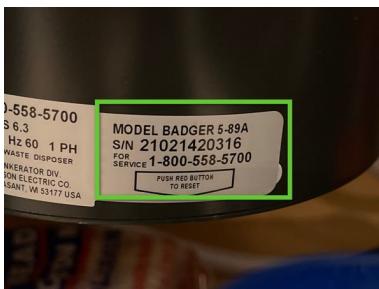
MFG. Data Plate

 B. Food Waste Disposers*Comments:*

The inspection covers the splash guard, grinding components, and exterior.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***Photo(s) - Manufacturer ID tag, Operation photo (See below photos):*

Working as Intended



MFG. Data Plate

 C. Range Hood and Exhaust Systems*Comments:**Range Exhaust Termination:* vents to the exterior*The range/vent hood exhaust was working as intended at time of inspection.:.**Photo(s) - Vent hood:*

Working as Intended

1: Light does not turn off**⚠ Priority items or Safety concerns**

Vent hood light does not turn off

 D. Ranges, Cooktops, and Ovens*Comments:**Type of cook top:* Gas*Type of oven:* Gas*Gas shut-off valve:* Left of stove (cabinet)*The oven was tested at 350: The oven tested at 325-350 degrees - The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.**The oven and cook top appeared to operate as intended at the time of the inspection.:.*

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***Photo(s) - Manufacturer ID tag, Operation photos, and Shut off (See below photos):*

Left of unit



Working as Intended



Working as Intended



MFG. Data Plate

E. Microwave Ovens

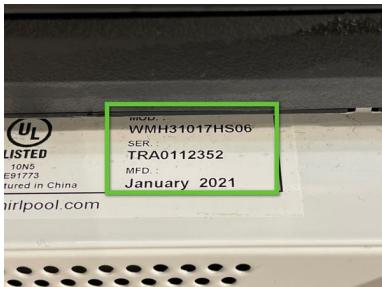
Comments:

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection.

The microwave was working as intended at time of inspection.:

Photo(s) - Manufacturer ID tag, Operation photo (See below photos):

Working as Intended



MFG. Data Plate

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom fans/heaters appeared to operate as intended at the time of the inspection.:

G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage door/s was operational:

Garage door opener/s present at time of inspection - Observed no problems. The reversing function was tested blocking the electric eye sensors and by blocking the door on the down cycle with both arms outstretched "approximately 10 - 12 Lbs resistance pressure" This is called the "Forced reversing test" And the Manual Reversing Test/Anti entrapment. Where you place a 1-1/2" high (3.8 cm) high object (or a 2x4 12" long laid flat) on the floor at the bottom of where the garage door closes. The Manual Reversing test is a Safety issue to help prevent entrapment of small children, animals, Etc.

Photo(s) - Equipment operation photo:



Working as Intended

H. Dryer Exhaust Systems

Comments:

No deficiencies observed:

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

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**

Comments:

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

Numbers of zones: 8

Areas of non coverage:: None

Location of main sprinkler valve:: Front, Left

Rain bypass sensor: Present

Photos - Control Panel and Zones (see below photos):



Zone 1



Zone 2



Zone 3



Zone 4



Zone 5



Zone 5



Zone 6



Zone 7



Zone 8

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Over spray

General Repairs/Maintenance

The irrigation spray heads were observed spraying on house, street, driveway, fencing, and/or condenser. These heads should be adjusted to prevent wasted water and premature damage of siding, fencing, etc.



Zone 4

2: Control panel will not allow different program schedules

Priority items or Safety concerns

Possible bad control board. Have irrigation company further evaluate



Program A is only program available