FIRST INSPECTIONS, LLC
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TREC REI 7-6 PROPERTY INSPECTION REPORT

6200 Classic Avenue
Arlington, TX 76017

Inspector
Paul Van Zandt
TREC #23994
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PROPERTY INSPECTION REPORT FORM

Dolly Classic	05/12/2025 2:00 pm
Name of Client	*Date of Inspection*
6200 Classic Avenue , Arlington, TX 76017	
Address of Inspected Property	
Paul Van Zandt	TREC #23994
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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).

RESPONSIBILTY 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

Occupancy: Occupied
In Attendance: Buyer
Temperature : 70 to 80
Type of Building: Single Family
Weather Conditions: Partly Cloudy
The direction the building faces for orientation purposes.: North
Inaccessible / obstructed components areas:
Some areas of the home were inaccessible or obstructed due to homeowner storage or furnishings. These areas could not be fully inspected; thus, hidden deficiencies may exist.

Possible hidden damage:
Where deteriorated or missing caulk/mortar joints, roof coverings/flashing/decking, wall penetrations, high soil, negative drainage, water stains, moisture damage, or conducive conditions for wood-destroying insects are notated as deficient within structural systems, it should be assumed that moisture penetration may have occurred and hidden damage may be present.

Important Scope and Limitations:
Scope and Limitations of the Inspection:

This document aims to help educate clients on the scope and depth of the inspection

Professional Home Inspection

1. Not a PASS-FAIL Inspection - This is not a pass-fail inspection, and I am not grading your home on a scale. The report reflects my professional opinion based on the facts gathered on the inspection day. I aim to help you make an informed decision about your home purchase. You, the buyer, ultimately decide if the house meets your expectations.

2. Limited-Scope - This inspection is limited in scope by the home's condition and accessible components on the day of the inspection (it captures the home on that day in time). Changes related to occupancy, continued wear and tear, and weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when outside temperature is 80-90 degrees may not perform as intended when the temperature exceeds 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components sitting idle in vacant homes.

3. Non-Invasive - This is a non-invasive visual inspection. I inspect the home from accessible and safe locations. I do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces, or floor coverings. Therefore, access to certain areas or components might be limited (i.e., I do not walk through deep insulation to access the far reaches of an attic space and will restrict my access to the decked portions of the attic).

4. Not a Code-Compliance Inspection - While I may reference codes pertinent to a particular inspection in the report, the house may predate these standards, and the homeowner is not obligated to bring deficiencies related to the house's original construction into compliance.

5. Further Evaluation - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period or at the very least, before closing. Home inspectors are generalists. I recommend further evaluation by specialized contractors, such as licensed HVAC technicians, licensed electricians, licensed plumbers, and qualified roofing contractors for certain deficiencies. It is not uncommon for further assessment to uncover problems that may be costly to repair.

6. **Read the Entire Report**—The client is encouraged to read the entire report. Click and review all TABS of the online version of the report.

- The Informational TAB provides educational information about the construction of the home and its installed components.
- The Limitations TAB informs you of things that could not be inspected for various reasons.
- The Standards TAB contains information on what TREC requires inspectors to report and what they are not required to report.

The verbal report summarizes the defects found; items that may not have been discussed in the verbal presentation will be added as the inspector finishes the report. PLEASE READ THE REPORT.

7. Not a Warranty—This home inspection is not a warranty. While First Inspections, LLC strives to go above and beyond the Standards of Practice set forth by the Texas Real Estate Commission (TREC) to ensure my clients are as well-informed as possible, I cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take excessive time, be cost-prohibitive, and include exclusions pertinent to any warranty or insurance policy.

Please contact me if you have any questions.

Spectora Report Tools
Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- **Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- **Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

Further Evaluation:
It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors.

- Foundation Engineered Report: $500 - $1,000
- Foundation Contractor Report: $150 - $300
- Roofing Contractor: $100 - $300
- Licensed Electrician: $200 - $700
- Licensed Plumber: $150 - $400
- Licensed HVAC Technician: $125 - $300
- Qualified Contractors: Free to $150

Comment Key:
Within this report, deficiencies will be placed into three categories:

Significant / Major Concerns

Marginal Concerns

Minor Concerns / Maintenance Items / For Your Information (FYI)

Significant Concerns - These items or components of major systems were: not functional; represent a serious safety concern; and/or may require a considerable expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **before the end of your option period.**

Marginal Concerns - These items or components were: found to include a marginal safety hazard; items not functioning properly; or an installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired or not ideal, and/or the deficiency may lead to further problems. Repairs or replacement are recommended for items categorized in this manner for optimal performance and/or to avoid future issues or adverse conditions that may occur due to the defect, before the end of your option period. Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman and are not usually considered routine maintenance or Do It Yourself (DIY) repairs.

Minor Concerns / Maintenance Items / FYI - This categorization will include items or components that may need minor repairs to improve their functionality and/or items found to need recurring or basic general maintenance. It will also include items that are required to be reported as deficient by TREC, minor safety concerns, observations, important information, and recommended upgrades to items, areas, or components.

These categorizations are based on the inspector's professional judgment, experience, and what is observed during the inspection. These categorizations should not be construed to mean that items designated as "**Minor Concerns**" or "**Marginal Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more critical than the categorization**. Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should consider the importance you believe they hold during your purchasing decision. Once again, the "Recommendations" in the comment's text about each defect is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red**.

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

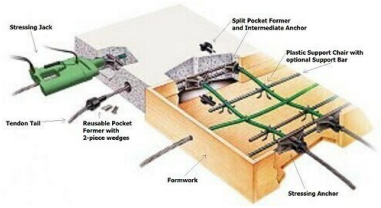
Type of Foundation : Post-Tension Cable

Comments:

(An opinion on performance is mandatory.) This inspector is not a structural engineer. If the client has any concerns about the potential for future movement, an engineer should evaluate the structure.

Post Tension Slab Description:

A post-tension slab is a type of concrete slab that's reinforced with high-strength steel strands called tendons (cables). After the concrete hardens, the steel tendons are stretched or tightened using hydraulic jacks. The tensioning process creates a compressive force on the concrete making it stronger and more resistant to cracks like those caused by poor soil conditions. After tensioning, the cable ends are grouted to protect the tendons from corrosion. Post-tension slabs are used in various construction applications, including residential and commercial buildings, bridges, and parking structures.



Foundation Opinion : Performing As Intended

Performing as Intended:

Based on limited visual observation today, the foundation appeared to provide adequate support for this dwelling. At this time, I did not observe any evidence that would indicate the presence of significant deflections in the foundation. No notable functional problems resulted from foundation movement, and I perceived the foundation to contain no considerable unevenness after elevation measurements were taken.

Foundation Measurements For Reference :

Random floor surface measurements were taken with a ZIPLEVEL® . Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. Foundations may show some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from the differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

- Elevation Measurements are Expressed in Inches
- X = Zero Reference Point

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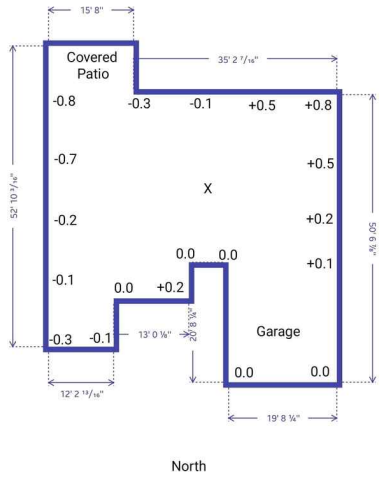
I	NI	NP	D



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

1: Foundation Wall Cracks
Minor Concerns/Maintenance

Cracks were observed in the foundation wall at one or more locations. It is not uncommon for homes to develop cracks on interior and exterior concrete surfaces during normal settling and seasonal movement. I recommend monitoring these areas for further changes. Repairing and replacing small cosmetic cracks in concrete is also recommended to prevent moisture intrusion. Additional evaluation may become necessary if excessive cracking or displacement occurs.

Here is an informational article on foundation cracks.

2: Shrinkage Cracks
Minor Concerns/Maintenance

Common cracks were observed in the exposed areas of the slab. This commonly occurs as the result of settling and/or surface checking. Surface checking occurs when concrete is poured in a dry state, which increases tensile strength. The dry state results in differential curing, causing the surface areas to fracture. This is common with concrete slabs. Cracks should be monitored for disjointing and/or separations and evaluated if adverse conditions are observed.

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I	NI	NP	D

Porch

Garage

☒ ☒ ☐ ☒ **B. Grading and Drainage**

Comments:
The inspector will report on nonperforming drainage around the foundation, deficiencies in grade levels around the foundation, and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is considered improper drainage. The appropriate slope is six inches per 10 feet.

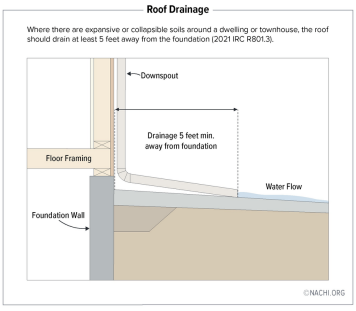
Roof Gutters Installed:
The building has roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but it is recommended that roof runoff be diverted away from entry areas and mechanical equipment. This can help prevent roof drainage from hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help manage soil moisture near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

Dry Weather Conditions:
If dry weather conditions existed during this inspection the yard drainage was not observed firsthand.

1: Downspouts Draining Near The Foundation

Minor Concerns/Maintenance

One or more downspouts drain near the foundation. Current standards recommend extending downspouts so that the water discharge is at least 5 feet away from the foundation and has a positive slope away from the foundation. Recommend connecting extensions or subsurface drains to prevent water from accumulating near the foundation, which can lead to issues like foundation damage and basement leaks.



2: Missing Splash Blocks

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I	NI	NP	D

Minor Concerns/Maintenance

Splash blocks are missing at one or more gutter downspouts. Splash blocks should be installed to help direct drainage away from the foundation and to prevent soil erosion in those areas.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Compositon Asphalt Shingles, Metal\Galvanized Steel

Viewed From: Ground, Roof Level

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Reference Photos / Condition of Roof Covering:





Roof Condition: Good Condition

1: Exposed Fasteners

Minor Concerns/Maintenance

There are exposed fasteners on the roof. Sealants should be applied to exposed fastener heads to prevent the fasteners from rusting and moisture from penetrating the roof in those areas.

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I	NI	NP	D

Back side

2: There Is Tree Debris On The Roof

Minor Concerns/Maintenance

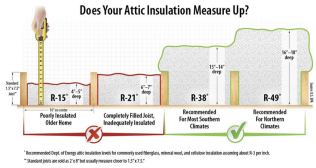
There is tree debris on the roof at one or more locations. The roof should be maintained free of tree litter to ensure the roof sheds water as intended.

Back side

☒ ☒ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic space, Some areas Obstructed from view

Approximate Average Depth of Insulation: 8 to 10 inches, Blown Fiberglass, Batted Fiberglass



Insulation Diagram

Comments:
This inspection covers the roof structure and sheathing. If possible, the attic and attic space ventilation will be observed.

Attic Ventilation: Soffit Vents, Power Fans

Roof Structure Description - Stick Framing: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.

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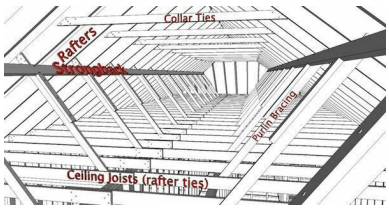
I	NI	NP	D



The attic appears to be ventilated to minimum standards at the time of construction:

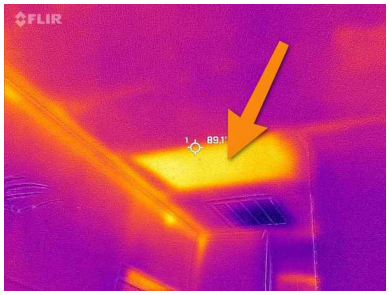
Inaccessible Areas In Attic:

Portions of the attic space are considered inaccessible during inspections due: to a lack of floored walkways; or mechanical equipment; or framing; or insulation; or personal stored item. Accidental ceilings and mechanical equipment damage could occur when attempting to access these areas. As a result, hidden deficiencies may exist.

1: Missing Insulation Observed With Thermal Camera

Marginal Concerns

Missing, loose, or inadequate insulation appears in one or more inaccessible locations. A thermal imaging camera was used to detect these areas. These areas should be accessed and evaluated for insulation improvements.



Kitchen

2: Less Than Recommended Insulation Level

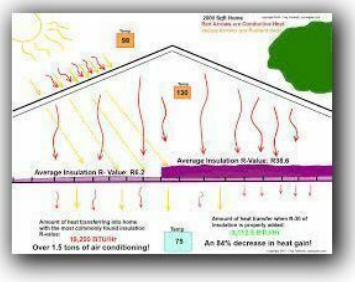
Minor Concerns/Maintenance

The insulation thickness in the attic is less than recommended. Additional attic insulation may need to be installed to achieve a thermal resistance factor of R38. Age of the home may be a factor as blown insulation compacts over time. Recommend qualified insulation contractor to install additional insulation.

3: Missing Attic Insulation

Minor Concerns/Maintenance

Attic insulation is missing at one or more locations. Additional insulation may need to be installed to help prevent heat transfer through the ceiling in those areas.



4: Attic Ladder Hangs Open

Minor Concerns/Maintenance

The attic ladder hangs open when in the closed position. This may indicate the hinges need adjustment and / or are faulty. Repair or replace as needed.

Garage

Hall

5: Water Stains In Attic

Marginal Concerns

Water stains were observed on the roof framing and / or decking at one or more locations. This may indicate previous moisture penetration in those areas. These areas should be monitored for moisture intrusion.

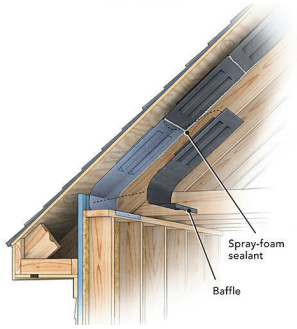
Under garage valley

6: Missing Baffles

Marginal Concerns

There is no visible daylight in the attic at some soffit vents. Vented attic needs to breathe, otherwise, heat and moisture can accumulate in your attic and cause wood rot and mold problems. To keep the attic and rafters healthy, it is recommended to install attic ventilation baffles between the rafters underneath the decking at the

eaves in the attic for proper ventilation. The baffles prevent insulation from blocking the air circulating through your attic from the soffit vents.



7: Interior Attic Ladder / Access Is Not Insulated

Minor Concerns/Maintenance

The interior attic ladder / access is not insulated. Interior attic access should have an insulated cover to help prevent energy loss.

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

Comments:
This inspection covers interior and exterior wall surface deficiencies related to structural performance and water penetration.

Reference Photos - Interior Walls Thermal Image Samples:
The interior walls were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection. If any issues are discovered, they will be detailed in the deficiencies below.

Wall construction: Wood Stick Framing

Siding Material: Brick, Wood

Interior wall materials: Textured Drywall Finished With Paint, Drywall Finished With Wall Paper

Possible hidden damage:
Note: if water stains are noted on ceilings or walls, it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

Deteriorated / Missing Caulk Joints:
Where deteriorated caulk joints are noted, it should be assumed that some moisture penetration may have occurred and some hidden damage may still exist.

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I	NI	NP	D

Some Walls Not Inspected:
Multiple areas of the walls were not accessible due to occupant furnishings/storage.

1: Exterior Wall Common Cracks
Minor Concerns/Maintenance

One or more common cracks were observed on the brick/stone veneer. This may be due to the building materials' normal settling and/or thermal movement. These areas should be sealed to prevent moisture penetration and monitored for further signs of movement.


Middle of west wall


Back right

2: Seal Caulk Joints At Wall Trim
Minor Concerns/Maintenance

There are uncaulked or separated caulk joints at the exterior wall trim at one or more locations. The joints should be sealed to help prevent moisture penetration in those areas.


Porch

3: Seal Expansion Joint
Minor Concerns/Maintenance

The masonry expansion joint on one or more sides of the house is not sealed or has cracked or separated. The joint should be sealed to help prevent moisture and/or pest intrusion in that area.


East side

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I	NI	NP	D

4: Rusted Lintels

Minor Concerns/Maintenance

Rust was observed on the lintels. A lintel is a structural piece of steel angle that sits flat atop and over an opening in a wall. If left untreated, the steel can rust and deteriorate. At the first signs of rust, steel lintels shojld be scraped, caulked, and painted with exterior grade paint.

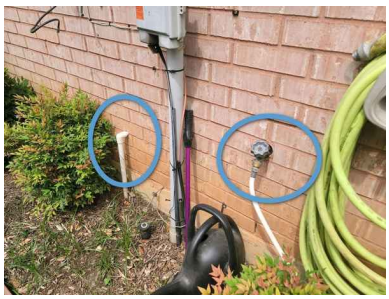
5: Wall Penetrations Not Sealed

Minor Concerns/Maintenance

There are exterior wall penetrations that are not sealed. The penetrations should be sealed with an exterior grade paint to help prevent moisture and / or pest intrusion in those areas.








6: Peeling / Missing Paint

Minor Concerns/Maintenance

The paint on the exterior siding or trim is peeling or missing in one or more locations. The material should be scraped, sanded, caulked, and painted to help prevent deterioration in those areas.

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I	NI	NP	D

7: Foliage In Contact With Exterior Walls

Minor Concerns/Maintenance

There is foliage in contact with the exterior walls. Foliage should be trimmed and maintained away from the house approximately 6"-12" to prevent damage to the exterior wall coverings and to eliminate a conducive condition for wood destroying insects.

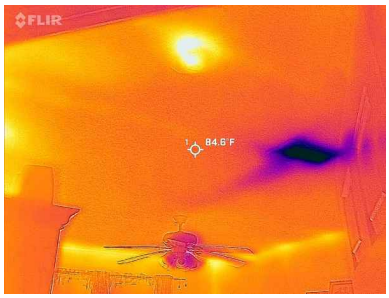
☒ ☒ ☐ ☒ **F. Ceilings and Floors**

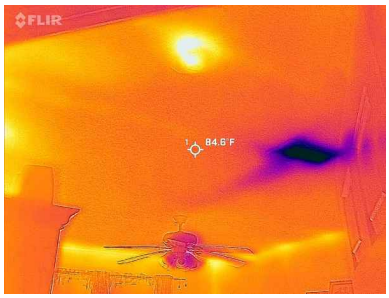
Comments:

This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Reference Photos Of Ceilings With Thermal Camera:

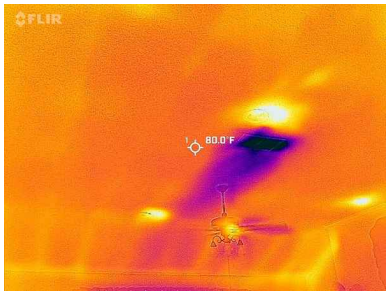
The ceilings were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. Issues will be detailed in the deficiencies below.

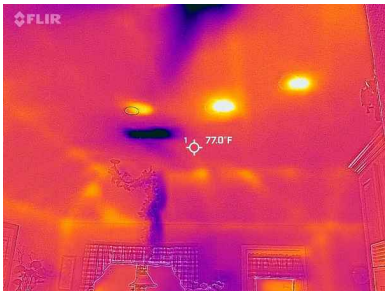




I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D





No deficiencies observed on the floors :

Possible Hidden Damage:

Note: if water stains are noted on ceilings or walls, it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Garage Ceiling Tape Joint Crack

Minor Concerns/Maintenance

The garage ceiling had cracked tape joints, which are common in garage ceilings due to attic activity.

2: Ceiling Water Stains / Damage

Marginal Concerns

Water stains / damage were observed on the ceiling at one or more locations. This may indicate previous moisture penetration in that area. The extent of damage, if any, is beyond the scope of this inspection. I would recommend additional information from the homeowner and further evaluation of the water stain.

Garage

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

Comments:

Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

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

I	NI	NP	D

1: Cracked Garage Door Panel

Marginal Concerns

One or more garage door panels are cracked. The cracks will worsen over time, possibly causing the door to fail. Further evaluation of the door panels by a qualified overhead door technician is advised.

2: Previous Repair To Garage Door

Minor Concerns/Maintenance

There is evidence of previous repairs to the overhead door Reinforcements have been installed. Quality of the repairs was not determined.

☒ ☐ ☐ ☐ **H. Windows**

Comments:

This inspection covers the presence and condition of windows and screens. Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

Type Of Windows: double pane thermal windows

No Deficiencies Observed:

Inaccessible Windows:

More than one window was not accessible for operation due to homeowner storage or furnishings. These windows are visually inspected.

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

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps, stairways, guards, and railings.

Comments: Not Present:

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

I	NI	NP	D

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:
This inspection covers the visible components and structure of the fireplace and chimney.

Reference Photos - Fire Place Operation And Damper:



Location: Family Room
Type Of Fire Place: ventless gas logs only
Type of Fire Box: Metal W/ Refractory Panels
Type Of Chimney: Not Applicable
Chimney Viewed From: Not Applicable
Attic Fire Stop: Not applicable
Chimney Cap Installed: Not applicable
Combustion Air Vent: Not Applicable
Gas Valve / Logs: Yes
Description of Vent-Less Gas Logs:
Ventless gas logs are designed to produce a very hot flame that results in nearly complete fuel combustion, decreasing the carbon monoxide and soot produced by other gas logs. Ventless gas logs are always equipped with an Oxygen Depletion Sensor (ODS), which is designed to turn off the gas before carbon monoxide reaches a dangerous level in the room.

No Deficiencies Observed:

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

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

1: Cracked / Displaced Flat Work
Minor Concerns/Maintenance
The flatwork is cracked and / or displaced at one or more locations. Flatwork includes sidewalks, driveways, porches, and patios that are not part of the house's foundation. The displaced paving may worsen and become a trip hazard. Repair is recommended.

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

I	NI	NP	D

2: Loose / Damaged Porch / Patio Tiles

Minor Concerns/Maintenance

Tile is loose / damaged in the porch / patio area. Repair or replace as needed.

Patio

☒ ☐ ☐ ☒ **L. Other**

Comments:

Any items not explicitly listed in this report were not inspected.

Treatment Sticker:

A treatment notification posted under the kitchen sink indicates that the house was professionally treated for Subterranean Termites. When previous treatment is noted, it should be assumed that some hidden damage may exist.

1: Damage To Fence

Minor Concerns/Maintenance

Damage was observed to the fence at one or more locations. Repair or replace as needed.

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

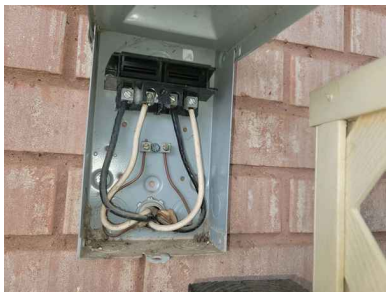
I	NI	NP	D

II. ELECTRICAL SYSTEMS

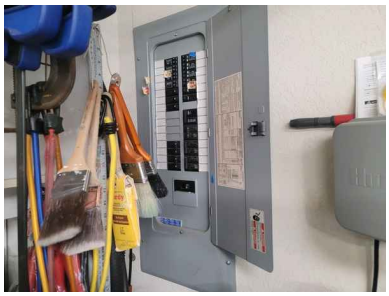
☒ ☒ ☐ ☒ **A. Service Entrance and Panels**

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

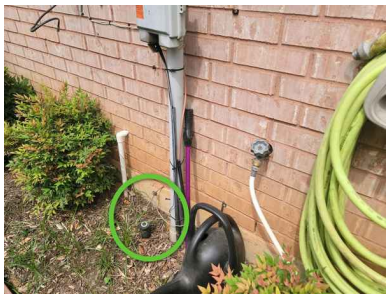
Reference Photos - Electrical Panels Uncovered For Inspection:





Service Entrance Type: Underground
Panel Manufacturer: Cutler Hammer
Location of Main Panel: Garage
Main Panel Rating Amps: 200
Wire Types Found in Panels: copper
Grounding and Bonding: verifiable ground rod, cold water supply



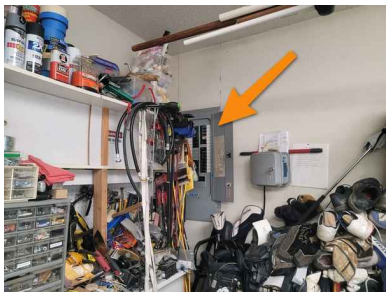

Condenser Breaker Sufficient: No - See Deficiencies
Arc Fault Tested: Not present
Arc Fault Protection Devices: The construction of this house may predate these standards.
Note - Potential Hidden Damage:
Where deteriorated or missing caulk/mortar joints exist at exterior fixtures or panels, separations in conduit or mastheads, observed rust, and flashing penetrations are notated as deficient within electrical systems; it should be assumed that moisture penetration may have occurred and hidden damage may be present.

Electrical Panel Not Accessible:

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

I	NI	NP	D

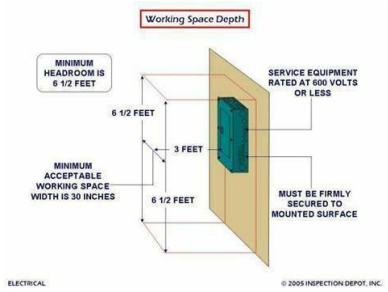
The electrical service panel could not be accessed at the time of the inspection. The panel should be uncovered before closing to ensure no hidden deficiencies.

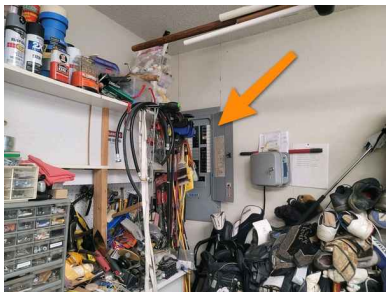


1: Main Panel Clearance

Marginal Concerns

The electric service panel does not have adequate clearances. Electric service panels should have at least 36 inches clearance to the front, 30 inches in total clearance from the sides (the panel can be anywhere within the 30-inch space), and a minimum head clearance of 6' 6" high per 2020 NEC 110.26A3. These standards are in place to help ensure safe access to the panel.





2: Condenser Breaker Improperly Sized

Marginal Concerns

The manufacturer's identification tag indicates that the condensing unit's breaker appears to be oversized. A licensed HVAC technician should evaluate and/or repair it.

3: Exterior Electrical Panel Not Sealed To The Wall

Minor Concerns/Maintenance

One or more exterior electrical panels are not sealed to the wall. The panels should be sealed to prevent moisture intrusion in the opening behind the panel.

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

I	NI	NP	D


4: No Exterior Disconnect

Minor Concerns/Maintenance

There does not appear to be an outdoor service disconnect for the home's electrical system. Outdoor service disconnects should be in place to allow emergency personnel to shut off all power within the dwelling in case of an emergency (i.e., firefighters responding to a house fire can easily shut off an exterior disconnect). This is reflected in the 2020 NEC section 230.85, which reads: **230.85 - Emergency Disconnects**. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a **readily accessible outdoor location**. If more than one disconnect is provided, they shall be grouped.

*Your local jurisdiction may not have adopted this recent change to the NEC code as of yet. Check with the local governing bodies to determine your area's current "exterior disconnect" requirements.

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

Types of Wiring:: copper
Comments:
This inspection covers electrical receptacles, switches, and fixtures.

Type of electrical system: 3 wire grounded
Smoke Alarms Present: Yes
Carbon Monoxide Alarm: Yes
Dryer Plug Has Power - Photo / Video) :
The dryer receptacle had power at the time of the inspection.

Not Accessible:
Multiple receptacles were not accessible due to furnishings/storage. These were not inspected at the time of the inspection.

Video Mounted Doorbell:
The doorbell has been replaced with a video-mounted WiFi doorbell. As a consequence, there is no announcement tone in the home itself. A phone app and a Wi-Fi signal will be necessary to activate the

doorbell.

1: Missing GFCI Protected Outlets (with locations)

Minor Concerns/Maintenance

HVAC service receptacle, Dryer Plug -
GFCI protection is missing in one or more locations in the home. It is recommended that GFCI protection be installed according to the current building code. Also, the 2020 NEC updated the requirements for GFCI protection to include some (up to) 250v circuits and the existing 120-125v circuits. This house may pre-date these standards.

This recent change to the NEC code regarding (up to) 250v circuits may not have been adopted by your local jurisdiction yet. Check with the local governing bodies to determine your area‘s GFCI requirements.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☒ ☐ ☒ **A. Heating Equipment**

Types of Systems: Central, Zoned

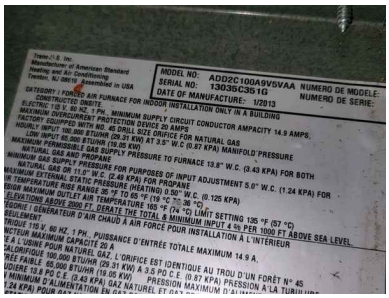
Energy Sources: Gas

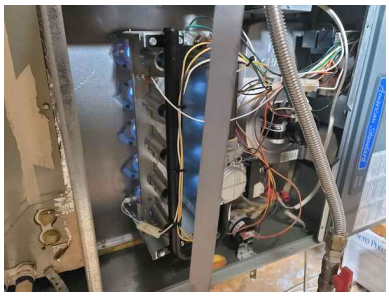
Comments:

This inspection covers the gas and electric heating systems.

Reference Photos - Furnace Uncovered / Return & Supply Samples:





Note - Potential Hidden Damage:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Mechanical Equipment Locations: attic

Gas valve: Present, And Accessible

Number of units: 1

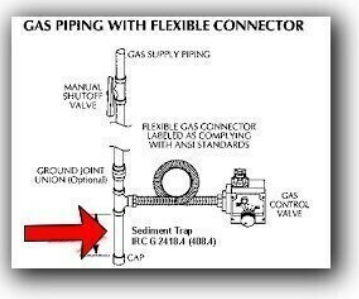
1: No Sediment Trap

Minor Concerns/Maintenance

The sediment trap for the gas supply pipe to the furnace is not installed. Most manufacturers of gas-fired equipment, such as a gas-fired heating system, require a sediment trap (or dirt leg). The sediment trap protects the appliance from debris in the gas line - such as dirt, soil, pipe chips, pipe joint tapes and compounds, and construction site debris that may enter the pipe during installation or repair. Sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point. The change in direction causes the contaminants to drop out of the gas flow. The sediment trap utilizes a tee fitting. The nipple and cap must not be located in the branch opening of a tee fitting because this does not allow a change in direction. Contaminants can pass right through the fitting and not drop out.

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

I	NI	NP	D



☒ ☐ ☐ ☒ **B. Cooling Equipment**

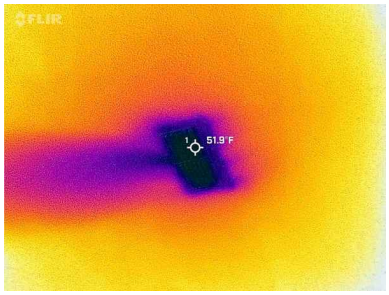
Types Of Systems: Central - Air Conditioner

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 the level of use and recommended maintenance performed during the system's life.

Reference Photos - Manufacturer's Tag And Operational Video:

Photos - Temperature Differential Return & Supply Sample Images: house, 19



Size In Tons: 4

Year Manufactured: 2013

Seer Rating Of At Least: 16

Refrigerant Type: R410A

Testing Method:

IF THE UNIT IS INSTALLED AND TESTED: The equipment was operated in the cooling mode for 20 minutes, during which time the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

The selected temperature differential was tested at the above-selected degrees during the inspection.

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

I	NI	NP	D

Recommended Maintenance :
Even if the system(s) appear to perform as intended during the inspection, yearly maintenance is recommended on HVAC systems. All documentation of recent service should be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to satisfy warranty requirements.

Location Of Condensate Drain Lines: Under sink -
If the condensate drain line cannot be located, this may indicate that it is not properly terminated. It is advised that the drain line be located.

The cooling system appeared to be operating as intended at the time of the inspection:
Aged Unit(s):
One or more units are nearing or past their typical service life. Major repairs or replacements should be anticipated in the future due to the unit(s) ' age. Depending on prior maintenance and other factors, the unit could last from months to years; the remaining life is undeterminable. Due to its age, regular servicing is recommended.

1: Rust In Emergency Drain Pan
Minor Concerns/Maintenance

The evaporator coil emergency condensate drain pan is rusty. While the condensate drain line could be clogged, it is more often related to a previous issue. Monitor the unit when cooling to ensure the presence of water in the pan. A licensed HVAC technician may need to evaluate and repair the pan further.

Likely issues include:

- Previous or actively clogged primary condensate drain
- Condensation leaking from the air handler cabinet
- Performance issues
- Dirty air filter

2: Suction Line Not Sealed To Evaporator Cabinet
Minor Concerns/Maintenance

The insulation of the suction-side refrigerant pipe (cold pipe) is not sealed to the cabinet. This condition allows the pipe to sweat and drip into the overflow pan, causing rust and deterioration over time, and it seals the insulation to the cabinet for improved performance.

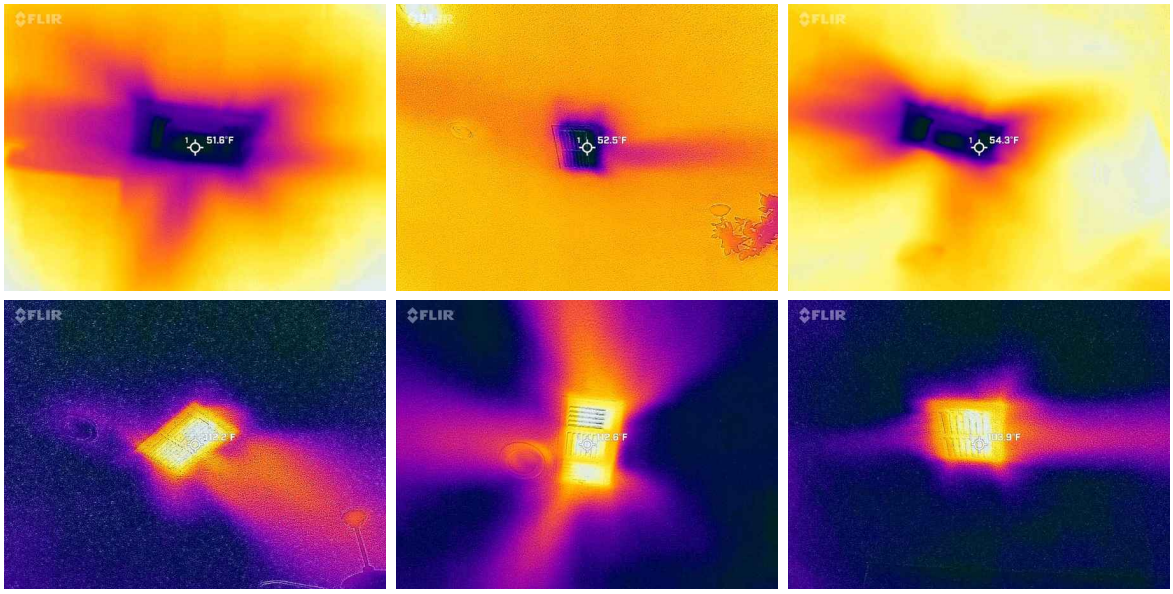
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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

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

Reference Photos - Sample Images During Operation:



Type of Ducts: Flexible
Filter Locations: At the air handling equipment

HVAC Filter Sizes: 20x25
HVAC Filter Width: 5 inch
Filter Condition: Satisfactory

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

I	NI	NP	D

The supply air temperature was measured at various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. :

1: Duct Not Properly Sealed

Marginal Concerns

One or more ducts are not adequately sealed. This could lead to conditioned air escaping the duct or attic air being pulled into the return air system. Recommend a qualified HVAC contractor to seal supply and return ducts for maximum efficiency.

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: North, near the curb



Location of main water supply valve: North, Near the foundation, In the flowerbed


Static water pressure reading: 80-85

Types of supply piping material: Copper

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Note - Potential Hidden Damage:

If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as deficient within plumbing systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

1: Grout / Caulk Separated / Missing In Shower

Minor Concerns/Maintenance

There are fractured, separated, or missing grout / caulking joints at the tub or shower enclosure(s). The joints should be sealed to help prevent moisture penetration and fungal growth in those areas.

2: Faucet / Escutcheon Not Sealed

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

I	NI	NP	D

Minor Concerns/Maintenance

The bathtub and / or shower faucet is not adequately sealed to the wall at one or more locations. The escutcheons and faucets should be sealed to the wall to prevent moisture penetration in those areas.

Hall bathroom

Primary bathroom

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

Type of Drain Piping Material: PVC

Comments:

This inspection covers the condition of all accessible and visible wastewater and vent pipes.

Location of cleanouts: North, Near the foundation, In the flower bed

Reference Photos - Drain Cleanout Location:

Bathtub / Sink Drain Load Test: Yes -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level. Note: upper level tub overflow drains are not tested due to the risk of damage to private property.

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

I	NI	NP	D

Laundry Drain Tested: Not accessible

No Deficiencies Observed:
The drains, wastes, and vents appeared to operate as intended during the inspection.

Laundry Drain Was Not Tested:
The laundry drain was not tested due to potential damage to the property and/or inaccessibility.

☒ ☒ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Electric

Capacity: 50

Comments:
This inspection covers the water heating equipment and its temperature and pressure relief system.

Reference Photos - Water Heater, ID Tag And Sample Temperature Images: Below 120 degrees -
Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

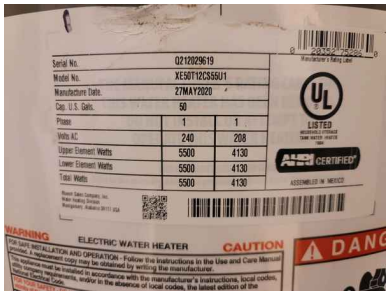
Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	instantaneous	1 second

(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)

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

I	NI	NP	D



Water Heater Locations: utility closet
Numbers of units: 1
Years: 2020
Life Expectancy of water heater:
10 to 15 years

TPR test: Not Tested
Safety pan and drain: Has a pan but no drain
Gas Shut Off Valve: Not applicable
Gas appliance connector: Not applicable
Type of Visible Vent Pipe: Not applicable
Garage Unit Physically Protected: Not applicable
18 Inch Floor Clearance: Yes
Water Circulating Pump:
The water heater has a water circulating pump attached. The circulating pump was inspected but not tested during the inspection. Recommend contacting owner for information on the water circulating pump operation.

1: No Drain On Safety Pan
Minor Concerns/Maintenance
The safety pan does not have a drain. A drain or drain plug with a moisture sensor attached to a flood stop valve should be installed to help protect the property from damage if the water heater leaks into the pan. Products similar to the following are advised when the pan does not have a drain. Click link below for information.

FloodStop

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

I	NI	NP	D

2: No Temperature And Pressure Relief Valve (TPR) Drain

Minor Concerns/Maintenance

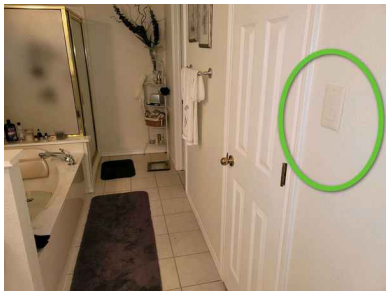
The TPR is missing or there is no drain pipe attached to it. The valve should have a 3/4" diameter drain that terminates outside and within 6 inches of the ground to protect people and property from injury if it opens. Further evaluation and/or repair by a licensed plumber is recommended.

☒ ☒ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:

This inspection covers built-in hydrotherapy tubs and equipment.

Reference Photos - Access Panel, GFCI Location, Video of Operation:



Access panel: Not installed

GFCI protection: Present

No access panel:

The motor, plumbing, and electrical components are not accessible for inspection.

1: No access

Minor Concerns/Maintenance

There is no opening to access the equipment for inspection, service, repair, or replacement without removing permanent construction or building finishes.

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

I	NI	NP	D

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

Location Of Gas Meter: East, Near Foundation

Type Of Gas Distribution Piping Material: Iron

Comments:

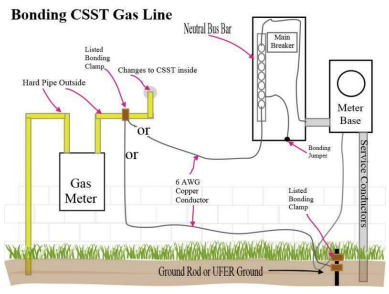
This inspection covers the type and condition of all accessible and visible gas supply components.

Reference Photo - Gas Meter:

1: Gas Piping Not Bonded

Minor Concerns/Maintenance

The gas piping system is not bonded to the grounding electrode system. This house may predate these standards. Where metal piping servicing the home can be energized, it should be bonded to the grounding electrode system. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized, shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor of sufficient size, or to one or more grounding electrodes used. The attachment points of the bonding jumper(s) shall be accessible.



2: Gas Pipe Rusted

Minor Concerns/Maintenance

The gas piping is in at least one location. The exposed piping and fixtures should be properly painted to help prevent further rust and deterioration.

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

I	NI	NP	D

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

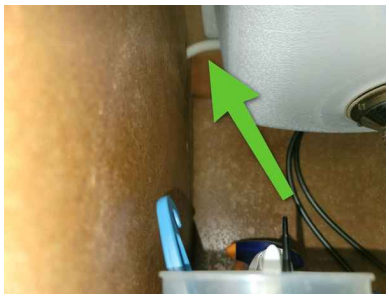
Comments:
The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Reference Photo - Dishwasher Thermal Image:



Note - Potential Hidden Damage:
If deteriorated or missing caulk / grout at wall and / or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred, and hidden damage may exist.

Back Flow Prevention: Air Gap

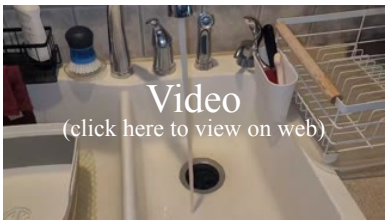


The dishwasher appeared to operate as intended when tested.:

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

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

Disposal Operation Video:

No Deficiencies Observed:

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

I	NI	NP	D

The unit appeared to operate as intended when tested.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:
The inspection covers the filter, vent pipe, switches, and the blower's operation.

Reference Photos - Exhaust Termination And Operation :



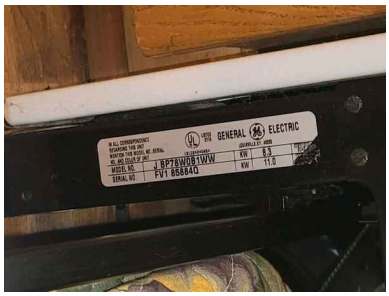
Range Exhaust: vents to the exterior

No Deficiencies Observed :
The range exhaust system appeared to operate as intended during the inspection.

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

Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Photos - Cooktop and Oven Operation:

Type of Cook Top: Electric

Gas Shut Off Valve: Not Applicable

Type of Oven: Electric

The oven was set on bake at 350 degrees: The oven tested at 325-350 degrees -
The normal differential temperature range between the thermostat and oven temperature is +/- 25 degrees.

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

I	NI	NP	D

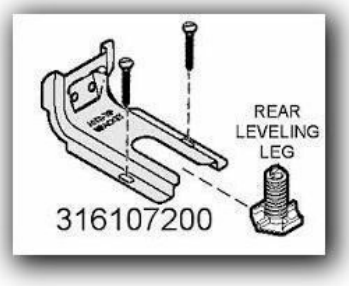
Anti Tip Device: Not Present

The oven and cook top appeared to operate as intended at the time of the inspection.:

1: No Anti Tip Device Installed

Minor Concerns/Maintenance

No anti-tipping device has been installed for the oven / range. It is recommended that one be installed for safety.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

No Deficiencies Observed :

The microwave oven appeared to operate as intended during the inspection.

Reference Photos / Videos Microwave Operation :

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

Comments:

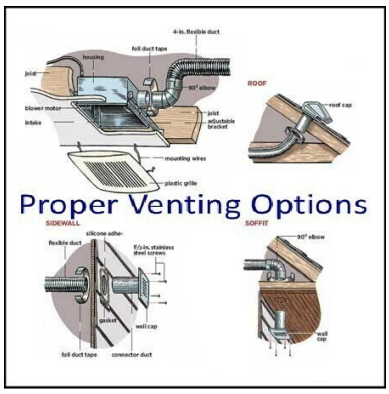
The inspection will cover the unit's operation, observing sound, speed, and vibration level.

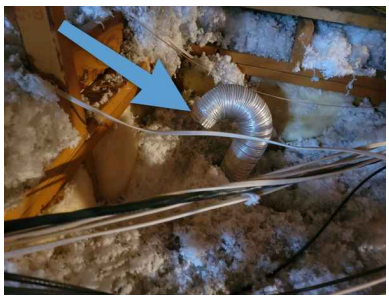
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Exhaust Fans: vents into the attic
Operated as intended at the time of the inspection:

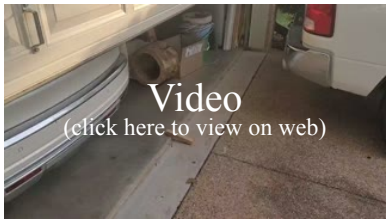
1: Fans Vent Into Attic
Minor Concerns/Maintenance
The mechanical exhaust fans vent into the attic. The fans should vent outside to prevent moist air buildup in the attic. Venting to the attic was common practice when this house was built. Standards were changed to terminate the vents outside the building envelope. Later, standards were clarified to require the vents to be directly vented to the exterior. Vents terminating in the attic can result in moisture buildup in the attic. The air removed by every mechanical exhaust system shall be discharged to the outdoors . Air shall not be exhausted into an attic, soffit, ridge vent, or crawl space.





☒ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:
The inspection will cover the condition of the central unit, operate the unit if possible, and inspect the system's safety features.

Safety Features Door : Pressure reverse operated as intended, Beam sensors operated as intended
No Deficiencies Observed:
Reference Photos / Videos:



☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**
Comments:
The inspection will cover the condition and operation of the unit.

Reference Photo - Vent Termination:

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

I	NI	NP	D

Dryer Vents: : Through Roof

1: The Dryer Vent Not Sealed To Roof Decking

Minor Concerns/Maintenance

The dryer vent is not sealed to the roof decking. It should be sealed to prevent dryer lint from leaking into the attic.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

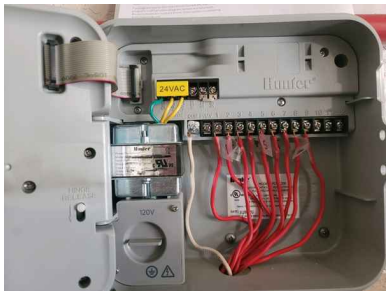
☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:
The sprinkler system inspection will include operating all zones or stations manually and observing 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.

Reference Photos - Main Valve, Back Flow Prevention, Rain Sensor:







Numbers Of Zones: 9

Areas of non coverage: None

Location of Main Sprinkler Valve: North, Near the sidewalk

Drip Lines Not Observable:
Some zones may be drip lines. These lines operate unseen, usually in gardens and parkway areas. They can often be heard as they pressurize with water, but it is not always possible to determine if they are on or if damage is present. Monitor these zones for pooling water or spewing leaks.

Main Box Buried or Holding Water:
The main valve box was either buried under soil or was holding water, preventing the valve from being visually examined. The valves could be damaged, or a hidden leak could be present. Remove the soil or water for further evaluation.

1: No Rain Sensor
Minor Concerns/Maintenance

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

I	NI	NP	D

The system is not equipped with a rain sensor. These are not required in every jurisdiction but are recommended to assist with water conservation.

Example Photo