



FLYING V PROPERTY INSPECTIONS

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TREC REI 7-6

1234 Main Street
La Vernia TX 78121

Buyer Name

08/18/2026 9:00AM



Inspector

Chase Vasbinder

TREC #26650, NAWT #19969ITC, TDA #0979898

[210-259-1288](tel:210-259-1288)

chase@flyingvpropertyinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	08/18/2026 9:00AM <i>Date of Inspection</i>
1234 La Vernia TX 78121 <i>Address of Inspected Property</i>	
Chase Vasbinder <i>Name of Inspector</i>	TREC #26650, NAWT #19969ITC, TDA #0070998 <i>License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector

Occupancy: Vacant

Style: Multi-level

Temperature (approximate): 99 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Hot

Orientation- House Primarily Faces: : North East

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:

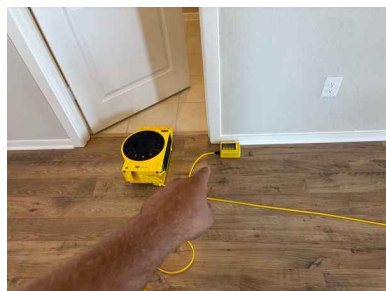
Random elevations using a ZipLevel Pro 2000 were taken. We did not find any concerns with slope or deflection. The foundation appears to be performing as intended.

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect 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.

In this inspector's opinion the foundation was performing as designed at the time of inspection. There were minor indications of settlement. There was no noticeable movement noted in the accessible attic space of this structure.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.



Zero location



0.0



Carpet adjustment



Carpet adjustment



0.0 actual



-0.1

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I	NI	NP	D



-0.4 actual



-0.6 actual

Note: All Foundations:

Weather conditions, drainage patterns, plumbing leaks, and other adverse factors can impact the structure over time, potentially resulting in differential movement. The Inspector's opinion is based solely on a visual assessment of accessible and unobstructed areas of the foundation at the time of inspection. The future performance or stability of the structure cannot be predicted or guaranteed.

Face of the slab is not visible due to floor coverings, therefore the foundation inspection is limited to the visible portions only.:

Note: Inspector's Opinion:

In accordance with TREC Standards of Practice, a foundation performance opinion is required. The Inspector is not a licensed professional engineer. If you have concerns about the potential for future movement, consultation with a qualified engineer is recommended. Based on a visual inspection of accessible and unobstructed areas, the Inspector's opinion is that the foundation currently provides adequate support for the structure.

No significant defects were noted with the visible and inspected foundation at the time of the inspection.:

☒ ☐ ☐ ☐ **B. Grading and Drainage**
Grading is Adequate:

Grading is adequate. Ensure that downspouts discharge on to splash blocks or at least 5 feet away from foundation to help limit erosion.

Comments:

Informational: grading should be maintained to promote the flow of storm water away from the house. This can usually be accomplished by the addition of topsoil particularly where washout has or may occur. *The ground should slope away from the house with a slope of 6 inches within 10 feet where possible. If space is limited between houses or other barriers, direct water into a swale. Properly trim landscaping near the home. Vegetation should be kept at least 12 inches away from the exterior to prevent physical damage from growth and wind.*

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

Types of Roof Covering: Dimensional, Hip

Viewed From: Walked Roof

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I	NI	NP	D
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1: Damaged Coverings/ exposed nails

➡Recommendation

Roof coverings exhibited general damage and scarring that could affect performance some with nails penetrated through or exposed. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



Upper Ridge



Lower front



Lower front

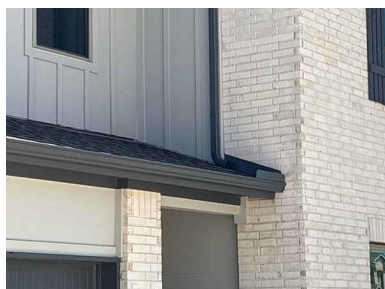


Lower left

2: Downspout discharges onto lower roof

➡Recommendation

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Attic, From decked areas only

Approximate Average Depth of Insulation: 38 R-value

No significant defects were noted with the visible and inspected roof structure/framing and/or associated components at the time of inspection:

Blown in/loose fill insulation :

Not all areas of the internal roof structure were accessible due to either being covered with insulation, space, limitations, or not being able to safely traverse due to insulation covering ceiling joists.

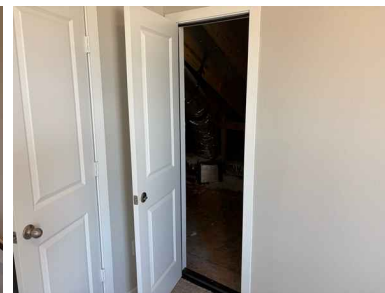
Rafters:

The attic structure was observed to be conventionally, framed with rafters, purlins, and collar ties.

Attic access :

One scuttle hole in middle closet and two access doors at the top of the stairwell and in the right middle bedroom.

Note: HVAC unit is an upper attic which would be the scuttle hole access. A ladder would be required to change HVAC and fresh air makeup filters.



Attic Inspection:

The attic inspection was limited to the places where it was safe to walk and would not disturb insulation.

1: Disturbed Insulation

Recommendation

Lower left and right side Attic

Some portions of the attic had lower levels of insulation in areas that had been disturbed from previous maintenance.

Recommendation: Contact a qualified professional.



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

Exterior Wall Materials: Cement Fiber Lap Siding, Brick, Stone Masonry

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I	NI	NP	D

Comments:

Informational- cracks near the interior or exterior windows and doors are usually indications that there is some degree of movement occurring in the structure. In any structure, some degree of movement is normal and is not a severe concern. *The severity of the cracks however can be an indication of the amount of movement in a structure.*

Informational: Any sealants such as caulk, silicone and mortar that is missing, damaged, and/or deteriorated should be replaced as part of ongoing maintenance

Note:

The areas between the exterior cladding/veneer and all wall penetrations need to be properly sealed such that utility connections, downspouts, hose bids, lighting, fixtures, receptacles, etc., with an exterior grade elastomeric sealant.

Interior wall materials:

Drywall and tile

1: Exposed/Rusty Lentils**🔴Recommendation**

Lentils are a support feature in masonry applications. Exposure to the elements can cause swelling from rust, which can lead to cracks. Recommend a qualified professional.

Recommendation: Contact a qualified professional.



Front

2: Exterior joint/penetration(s) not sealed correctly**🔴Recommendation**

Multiple locations

Joint/penetration(s) are not sealed correctly in one or more areas. Recommend correction.

Recommendation: Contact a qualified professional.



Rear



Rear



Rear

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

I	NI	NP	D
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Front right



Right

3: Starter strip, not present

🔧 Recommendation

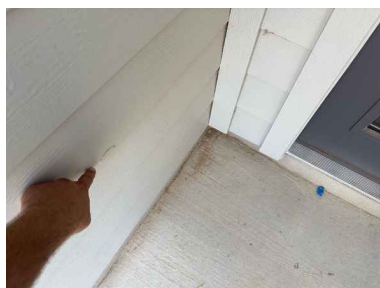
Recommendation: Contact a qualified professional.



4: Exterior cosmetic

🔧 Maintenance Item

Recommendation: Contact a qualified professional.



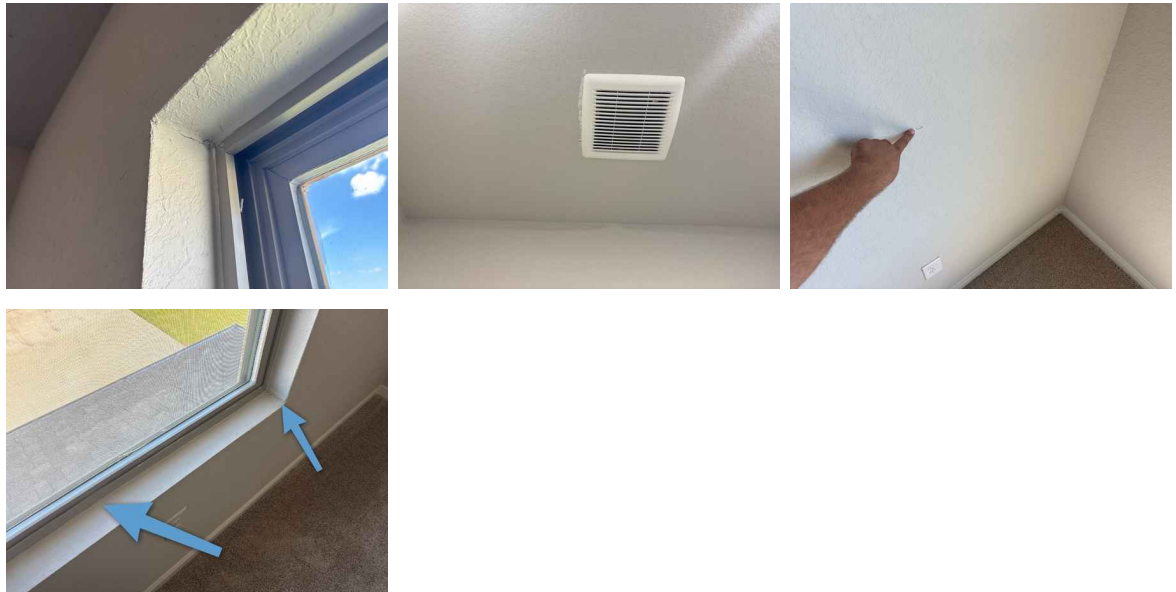
5: Interior cosmetics

🔧 Maintenance Item

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

I	NI	NP	D
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Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Ceiling materials :
Drywall

Flooring material:
Vinyl, carpet, tile

1: Missing Grout

👉Recommendation

Grout was missing at the tile vinyl transition at the half bathroom. Recommend correction.

Recommendation: Contact a qualified professional.



Half bathroom

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

1: Doors Need Adjustment

👉Recommendation

Doors rub, hit frame, or needs adjustment. Recommend adjustment as needed. Observed in multiple doors throughout the home such as :

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I	NI	NP	D
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Recommendation: Contact a qualified door repair/installation contractor.

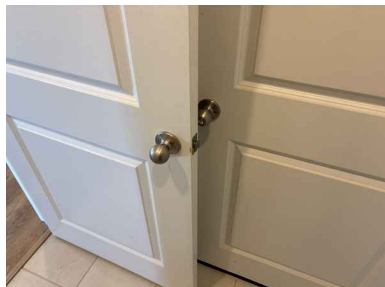


Front exterior

2: Observation: garage exterior and laundry room door are in close proximity

[Maintenance Item](#)

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ H. Windows

Comments:

Informational: windows can become stiff when not opened frequently. *The most important factor is that the window interiors/exterior are well maintained sealed and caulked to avoid rot or water infiltration*

Window types:

Window material: vinyl

Window types: single hung/stationary

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

Comments:

No significant issues/damage at the time of inspection.

☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Comments:

No fireplace or chimney present at the time of inspection

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

Comments:

No significant problems observed at the time of inspection.

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I	NI	NP	D

☒ ☐ ☐ ☐ **L. Other**
Comments:

This is not a Certified Thermography Evaluation. Tools are simply used to identify heat loss or variance in surface temperature.

Thermal Image:

No significant problems observed at the time of inspection.



No Significant damage/issues at the time of inspection:

Fence type: Wood privacy

Note: Fencing:

A thorough inspection on fencing is beyond the scope of a typical home inspection. Any observations noted are as a courtesy only.

Exterior items like place scapes, trampolines, climbable, slides, etc. Are not inspected. Client should inspect them for themselves and deem them safe prior to use and/or allowing children to play on them.

Note: Kitchen and Bathroom Cabinets and Countertops:

Only a representative number of kitchen and bathroom cabinets were checked for proper function and anchoring. Unless noted, cabinets appeared to be secured properly. However, it is unable to be determined if all screws are anchored correctly into a framing member.

Countertops are not exhaustively inspected during the inspection. Damage is often not noticeable in normal lighting conditions, especially on stone/granite/marble/etc., Due to the patterns. Obvious damage will be noted.

No significant defects were noted with the cabinets or countertops at a time of inspection.:

1: Insects present

🔴Recommendation

Recommend corrected treatment

I=Inspected

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D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



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I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☒ ☐ ☐ A. Service Entrance and Panels

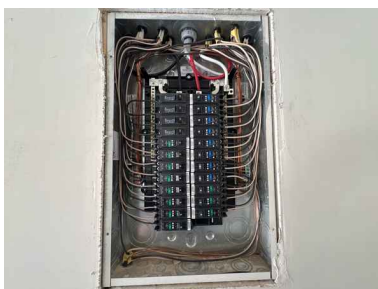
Comments:

Main panel location: Left side of home

Subpanel location: garage

Wire type: service entrance cable was aluminum

Main breaker amp rating: 200



No significant defects were noted with the visible and inspected main panel(s) or sub panel(s) at the time of inspection :

1: Breaker found tripped at time of inspection, not fully inspected

[Maintenance Item](#)

Subpanel- flex room

Recommend verifying functionality before close

Recommendation: Contact a qualified professional.



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

Type of Wiring: Copper

I=Inspected

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I	NI	NP	D
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Comments:

GFCI reset locations

Bathrooms: primary bathroom

Kitchen: service panel in garage

Exterior: exterior

Garage: garage

Comments:

Dryer outlet had power at the time of inspection.

*No significant damage/issues at the time of inspection :***1: Observation: Kitchen island receptacles****⚠️Recommendation**

210.52(C)(3) - Receptacles New: Receptacles serving the kitchen countertop are no longer allowed to be located below the work surface. All receptacles required for the kitchen counter space must be located above the surface, or else be approved counter-mounted or pop-up receptacles. NEC (National Electrical Code). Recommend verifying local requirements for this electrical code.

Recommendation: Contact a qualified professional.


☒ ☒ ☐ ☐ **C. Other**
Comments:

This section is typically used for low-voltage systems and components such as cable/Internet/etc. Low-voltage systems are beyond the scope of a typical inspection, but may be reported on as a courtesy when deficiencies are noted.

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Gas-Fired Heat

Energy Sources: Gas

Comments:

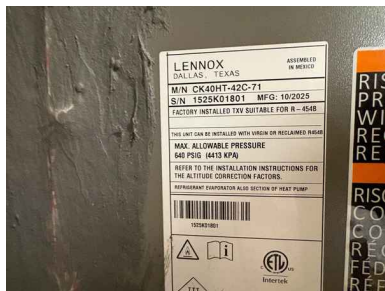
The unit was heating at the time inspection. *The Internal components such as coils were not observed, accessible, or visible. Recommend coil cleaning and servicing by licensed HVAC professional.*

Furnace type: gas fired for hot air

Quantity: 1

Furnace locations: Upper attic

Fuel: natural gas



Date of manufacturer 2025



Gas furnace



110°F at supply

Comment: Yes -

Filters located in attic at the main unit.

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

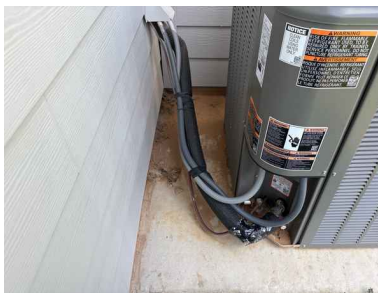
Comments:

The unit was cooling at the time of inspection

Refrigerant: 454B



HVAC condenser



Suction line was UV protected and in good condition



Date of manufacturer 2025

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I	NI	NP	D



54.5°F at supply



73.8°F at return



Primary condensate drain upstairs hallway bathroom

Comment: Yes -

Filters located in attic at the fresh air make up and main unit.

Unit Cooled to Standard:

During cooling test, the temperature split was noted to be 19.3°F. This is negative of a properly functioning unit. TREC has stated that an acceptable split for home inspection purposes is 15 to 22°F. It does not guarantee future performance.

Vinegar:

Recommend pouring approximately 1 cup of white vinegar down primary condensate drain on a regular basis to help control algae growth and keep drain line free – flowing.

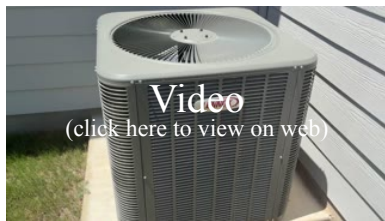


1: Condenser

🔴 Recommendation

Condenser has a vibration is making noise. Recommend further evaluation and correction.

Recommendation: Contact a qualified HVAC professional.



Video
(click here to view on web)

2: Secondary drain line present but not connected

🔧 Maintenance Item

Recommend verifying plans for HVAC condensate drainage if secondary drain is needed. Note termination not viewable from outside.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



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

Media filter :

HVAC filter noted in-line with return Plenum. These types of filters are an upgrade and will not require replacement as frequently. Recommend replacement every six months subject to environmental conditions and usage or follow manufacturers recommended schedule.



Fresh air makeup :



1: Duct Leaking

Recommendation

Upper attic space

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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Supply Plenum connection



Supply Plenum connection

☐ ☐ ☒ ☐ **D. Other**
Not present at time of inspection :

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D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Right Side



Water meter, supply valve, pressure reducing valve overview



Water meter, supply valve, pressure reducing valve

Location of Main Water Supply Valve : Front Side by Meter

Pressure Reducing Valve Observed::

Static Water Pressure Reading: 56



Type of Supply Piping Material: PEX

Comments:

No significant defects observed at the time of inspection

Washing machine valves, not tested:

FYI: valves for the washing machine are not tested. The inspection of these components were visible defects only.



☒ ☐ ☐ ☒ B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Main cleanout location – front :

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

I	NI	NP	D
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Washing machine drain, not tested :
Drain for washing machine was not tested for function.

1: Construction debris in drain lines

Recommendation

Main cleanout area

Recommend clearing and correction

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ C. Water Heating Equipment

Energy Sources: Gas

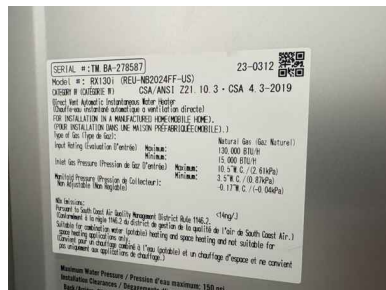
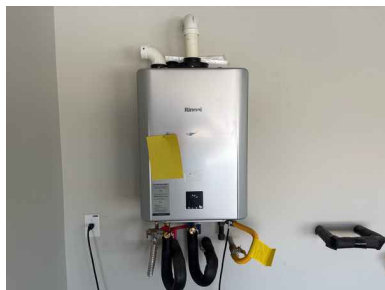
Capacity: Tankless/on demand Gallons

Comments:

The unit was heating at the time of inspection. No significant defects observed at the time of inspection.



Vent and TR drain – left side



Date of manufacturer 2025

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I	NI	NP	D



117°F at kitchen sink

Tankless Gas Unit:

See photo for water temperature measured at kitchen sink. It is recommended to set the temperature to know more than 130°F to limit scald hazards.

- ☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Not present:

- ☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Front Right Side



Gas meter – right side



Bonding appears to be appropriate



Shut off valve at meter

Type of Gas Distribution Piping Material: Black iron

**Comments:**

No significant problems observed at the time of inspection.

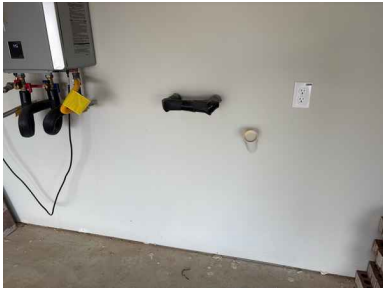
- ☒ ☒ ☐ ☐ **F. Other**

Softener connection:

Water softener connection located in the garage. No further inspection was performed.

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

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

No significant problems observed at the time of inspection.



☒ ☐ ☐ ☒ B. Food Waste Disposers

Comments:



1: Excessive Noise

🔴Recommendation

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

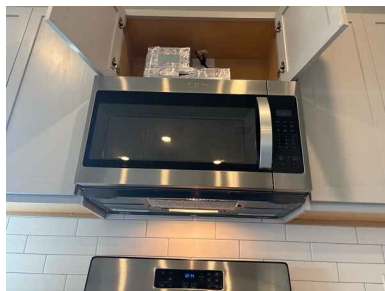
Recommendation: Contact a qualified handyman.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Type of Exhaust:: Plumbed for Exterior

Comments:

No significant problems observed at the time of inspection.



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D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Oven Type: Gas, Range*Comments:*

No significant problems observed at the time of inspection.



Gas range



Oven temperature 350°F wind set to 350°F

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:

No significant problems observed at the time of inspection.


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

No significant problems observed at the time of inspection.

☒ ☐ ☐ ☐ **G. Garage Door Operators**
Garage doors:

Garage door opening system not present, but manually operated as intended.



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

I	NI	NP	D
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One double car and one single car door

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

No significant problems observed at the time of inspection.

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments:

There are 9 zones.



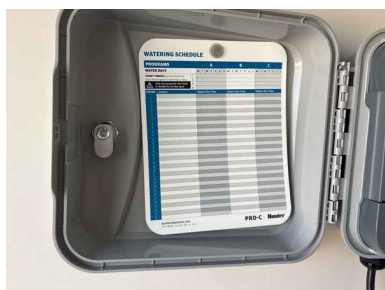
Irrigation backflow and supply valve front, right



Irrigation controller – garage



Installer information



Zone map not filled out

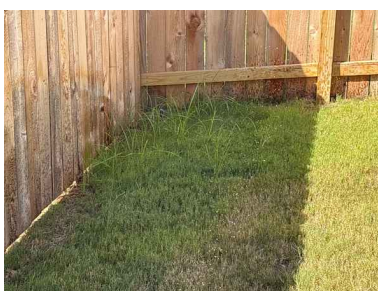
1: Head needs adjustment

➡Recommendation

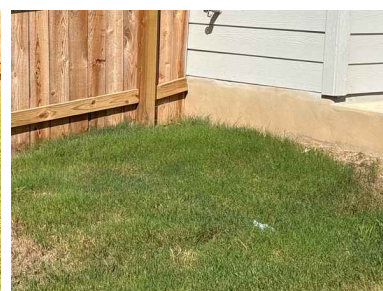
Recommendation: Contact a qualified professional.



Zone one



Zone two



Zone two



Zone six

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

I	NI	NP	D
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2: Damaged head

🟡Recommendation

Recommendation: Contact a qualified professional.



Zone three



Zone four



Zone five

3: Some sod has not taken due to in adequate coverage from head, needing adjustment or damaged heads not providing adequate coverage

🟡Recommendation

Recommendation: Contact a qualified professional.

