



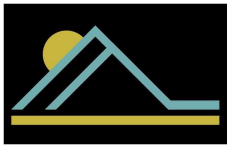
TREC License # 26068
469-693-6051
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Home Inspection Prepared for
John Doe
Jane Doe



123 Main Street
Frisco 75035

Empower Your Decisions with Facts!



Inspection Date : 07/08/2024

PROPERTY INSPECTION REPORT FORM

Address of Inspected Property : 123 Main Street, Frisco 75035

Name of Client : John & Jane Doe

Name of Inspector : Ken P Fairchild

TREC License # : 26068

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 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

Present at Inspection: ☐ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas

Approximate Year Built: 2024 Approximate Square Footage: 2533 S.F.

Time Inspection Began: 12:00 pm Outdoor Temp Range: 80-85 °F
Weather Conditions: ☐ Fair ☒ Cloudy ☒ Rain

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas
☒ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas

All components designated for inspection in the Standards of Practice are inspected, except as may be noted in each Section as "Limitation:" or "Note:" within this report. Items the inspector deems as "deficient" are highlighted in **red font**, while other notes and bullets in black font are informational.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED HOME INSPECTION SERVICE AGREEMENT AND IS NOT TRANSFERABLE.



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I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post-Tension Cable Slab

Comments:

Performance Opinion: (An opinion on performance is mandatory per TREC SOPs)

—» No indications of foundation failure at this time. The foundation appears to be performing as intended.
The first floor slab was measured with ZipLevel instrument and slab appears to only have a variance 0.7 inches across the entire area (very low) after corrections for floor coverings.

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B. Grading and Drainage

Comments:

—» No grading or drainage concerns observed

- Lot is graded to properly facilitate the drainage of water away from foundation

—» Gutters draining too close to the structure

- IRC (International Residential Codes) Guidelines recommend gutter down spouts discharge 5 feet from the edge of the foundation, however this is NOT a requirement



- what is pictured above appears to be the norm for builders in the NTX area

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C. Roof Covering Materials

Type(s) of Roof Covering:

Composition Asphalt Shingles

Viewed From:

Roof Level, Ground Level with Camera on Extendable Pole, Roof Level with Camera on Extendable pole

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Comments:

→» Flashing is lifting, ill configured, or missing



- kick flashing is torn or not attached at step flashing
- allows excessive water from roof to run down brick
- recommend repair by builder's contractor

→» Improper valley cut at back of house



- green arrow indicates correct placement of cut edge - 2" above valley center line towards larger section of roof
- yellow arrow indicates incorrect placement of cut edge - 2" inches above valley center line on smaller section of roof

☒ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From:

Entered the Attic, Scuttle Entrance

Approximate Average Depth of Insulation:

18 inches

Comments:

Ventilation Type:

Passive roof vents, Soffit vents

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Limitation: Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Limitation: Not all of the underside of the roof sheathing is inspected for evidence of leaks due limited accessibility.

→ No structural concerns observed

→ Roof penetrations of heater B-vent has proper clearance from combustibles

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E. Walls (Interior and Exterior)

Comments:

Interior Walls

Materials: Drywall

→ No structural concerns observed

Exterior Walls

Siding Materials: Brick and OSB Engineered Wood

→ No structural concerns observed

→ **Caulking / sealant is separated or missing in some areas**



- edge of siding above garage (towards narrow breeze way) needs re-caulking at junction with brick
- moisture from rain can enter and potentially cause rot and/or mold on wood framing



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F. Ceilings and Floors

Comments:

Materials: Engineered Wood, Carpet, Tile

→ No structural concerns observed

→ Other (cosmetic)

- 8 inch scuff in engineered wood floor in dining room - marked with strip of blue tape

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

Material : Hollow Core

→ Deficient Hardware

- pantry door missing door handle and strike plate
- door to toilet room in master bathroom missing door handle and strike plate
- record on builder's punch list

→ Strike plate/alignment on doors

- entry door to master bathroom did not latch in strike plate
- recommend repair by builder's contractor

→ Walk-in attic door located in closet of Bedroom 4 needs weather stripping

- door has gap when latch closed in strike plate
- recommend addition of weather stripping by builder's contractor to prevent attic air from entering closet (heat in summer, cold in winter)

Exterior Doors

Front Door Material : Wood frame, Double Pane

Material of Egress Door to Garage : Solid

Meets Fire Rating : ☒ Yes ☐ No

→ No items of concern observed

Garage Doors

Type of Material: Metal frame, Aluminum panels

Type of Door: Panel

→ Doors / panels are damaged

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- Small bend in bottom right (looking from inside) panel

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H. Windows

Comments:

Frame Material: Vinyl over metal, Double Pane

→ Caulking damaged and/or missing on exterior

- Back 3 windows of upstairs on left side of house need re-caulking on exterior

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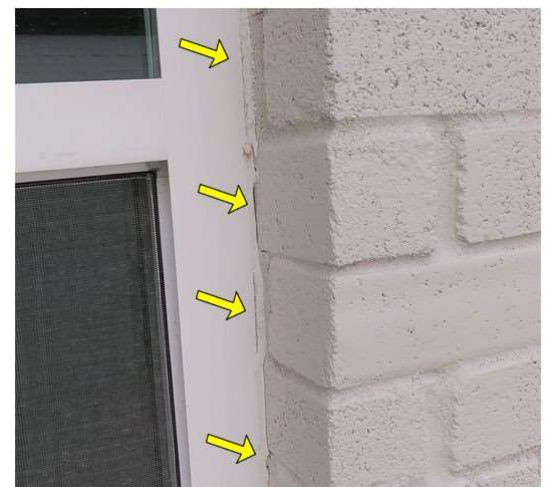
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- left - bedroom 4, right - game room next to entrance to bedroom 5



- left - window above top of stairs, right - close-up of caulk job
- recommend repair by builder's contractor

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I. Stairways (Interior and Exterior)

Comments:

→ Balusters in hand railings of game room not vertical



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- IRC guidelines recommend balusters should be vertical and that space between balusters be a maximum of 4" - this prevents children from climbing over or slipping between balusters
- this is considered a safety hazard as the handrails are now ladders for young children
- unfortunately, local regulations permit this configuration
- the builder is not obligated to remedy the issue

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J. Fireplaces and Chimneys

Type of Fireplace:

No Fireplace

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

Note: It is beyond the scope of this inspection to determine structural capabilities of porches, decks, balconies and carports. Recommend consulting with structural engineer or experienced deck contractor.

→ No items of concern observed at front porch or rear patio

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

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Main Disconnect Panel

☐ Overhead Service
☒ Underground Service

Type of Wiring:
Copper

Main Disconnect :
Outside of garage just inside fence gate next to power meter



Main Service Panel :

Manufacturer:
Seimens

Service Amperage:
200 amps

—> No items of concern observed

Left side of garage (looking from inside), next to garage door

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• above 3 pictures - main electrical panel

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- connection to Ufer grounding system

Sub Panels: no sub-panels

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Outlet and Switches

→ Switch in master bathroom (marked with blue tape) does not activate any fixture (no place for ceiling fan)

- recommend asking builder what is the purpose of the switch

→ There are numerous switches throughout home that appear to not activate anything - these are for non-existent ceilings fans

Ground/Arc Fault Circuit Interrupt Safety Protection

→ No items of concern observed

Required GFCI Protection

Kitchen	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
Bathrooms	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
Laundry	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
Garage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na

Required AFCI Protection

Kitchen	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
Laundry	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
Bedrooms	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
Dining Rm	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na



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Exterior	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na	Living Rm	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na
A/C Unit	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> na				
Fixtures							

→ No items of concern observed

Smoke and Fire Alarms/Carbon Monoxide Alarms

→ No concerns observed

- smoke detectors located in all bedrooms
- combination smoke/carbon monoxide detectors mounted in required locations
- units were not tested
- see Page A6 of Appendix for locations

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:	Zone Heating
Energy Source:	Natural Gas

Comments:

Note: All "smart" thermostat(s) are only operated in manual mode. Full evaluation of the heat exchanger's integrity requires dismantling the furnace and is beyond the scope of this inspection.

Heating System #1 services: Downstairs / Upstairs

→ Thermostats locations

- downstairs - small hallway outside of master bedroom
- upstairs - main hallway next to bathroom 3 doorway

→ No items of concern observed

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B. Cooling Equipment

Type of Systems:	Zoned Cooling
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Comments:

Note: Thermostat(s) are only operated in manual mode. Full evaluation of the heat exchanger's integrity requires dismantling the furnace and is beyond the scope of this inspection.

Supply Air Temp:	68 °F	Return Air Temp:	53 °F
Temp. Differential:	15 °F	Air Filter Size:	20" x 25" x 4"

→ No items of concern observed

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- left - filter location - attic on left side of unit, right - interior of heating/cooling unit



- left - primary drain, drain pan and secondary drain | primary drain properly insulated
- right - secondary drain discharge

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I NI NP D



- primary drain discharge under bathroom 3 sink

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C. Duct Systems, Chases, and Vents

Comments:

Type of HVAC Ductwork : Flexible

→ No items of concern observed

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

In front yard, right side, next to sidewalk

Location of main water supply valve:

Middle of wall, wall adjacent to garage egress door

Static water pressure reading:

53 psi

Type of supply piping material:

Copper

Comments:

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- water meter in front yard
- Water Pressure
 —» Within acceptable range of 40 psi - 80 psi



- water pressure measured at front bibb on left side of house

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- water shut-off valve

Sinks
—» No items of concern observed



- kitchen sink drain

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- left and right sink drains in master bathroom



- sink drain in bathroom 2



- sink drains in bathroom 3

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- sink drain in bathroom 4

Bathtubs and Showers

→ Leakage around tub/shower

- shower in bathroom 3 needs re-caulking in both corners and along bottom of tile above the tub



- example of cracks observed

Commodes



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→ No items of concern observed

Washing Machine Connections

→ No items of concern observed

→ Washing machine not connected at this time - faucets, drains were tested for proper operation

Exterior Plumbing

→ No items of concern observed

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Note: Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

→ Discharge points (brown pipes pointing downward) of the following drains are located on the right side of the house on the garage wall



- primary drain from water heater
- secondary drain from water heater drip pan
- secondary drain from AC drip pan
- IF water is seen dripping from these pipes there is a problem with either the water heater or the primary drain from the AC is plugged up
- see Page A6 of Appendix for location of these drains

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C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: NA gallons

Comments:

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Water Heater Type: Tankless
 → No items of concern observed



- water heater located in corner of garage, on wall adjacent to egress door from house

Water heater Temperature and Pressure Relief Valve
 → TPR (temperature/pressure relief) valve inspected/inspector verified functionality



- location of TPR valve discharge
- location of drip pan discharge

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D. Hydro-Massage Therapy Equipment



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I NI NP D

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Outside of garage, between driveways of this home
neighboring home

Type of gas distribution piping material:

Black Pipe

Comments:

Ground Wire At Meter: ☐ Yes ☒ No

→ Ground wire at gas meter is not always required and a function of local codes

→ No other items of concern observed

V. APPLIANCES

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A. Dishwashers

Comments:

→ No performance issues observed

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

Location of Control Switch:

Push Button at top right side of sink

→ No performance issues observed

→ Loose mounting of pneumatic switch under sink

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- missing screw that secures unit

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C. Range Hood and Exhaust Systems

Comments:

Location of Exhaust Vent Discharge:

Left side of house above AC condenser unit



→ No performance issues observed



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<div>I NI NP D</div>			

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

Comments:
Range Energy Source: ☐ Electric ☒ Gas
Range Type: Cooktop - Counter Mounted
Location of Gas Shut-off Valve: Lower cabinet to right of stove



Oven(s)
Oven (single) ☒ Electric ☐ Gas
Tested at 350°F Variance: +5 °F (max 25°F)





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- analog thermometer reading 355°F

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E. Microwave Ovens

Comments:

→ No performance issues observed

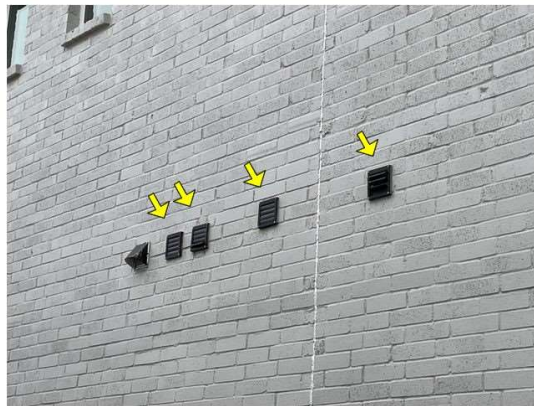
- heated 8 ounces of water from ~60°F to ~120°F in 30 seconds

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

→ No performance issues observed



- mechanical vent discharges located on left side of structure

☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:

→ No performance issues observed

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

Location of Exhaust Vent: Left side of house

→ No performance issues observed

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- located on left side of structure

☐ ☒ ☐ ☐

I. Other

Comments:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Backflow Valve Location:

Front Yard near water meter

Zones Tested:

1 through 8

Control Panel Location:

Left side yard by AC condenser unit



- No performance issues observed
- Rain sensor was NOT tested



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—» See page A7 of Appendix for zone delineation

- zone 1 - tree drips (2 heads)
- zone 2 - front yard (16 heads)
- zone 3 - left side yard (11 heads)
- zone 4 - main backyard (10 heads)
- zone 5 - parkway area
- zone 6 - front flower beds (sub-surface drip system)
- zone 7 - foundation drip line (sub-surface drip system)
- zone 8 - grass behind fence in alleyway (sub-surface drip system)