



## Confidential Inspection Report



## Irrigation Inspection Report

PREPARED EXCLUSIVELY FOR

Justin Case

LOCATED AT:

1 Total Inspectware Drive, Anywhere, USA 01234

INSPECTED ON:

07/12/2026

Inspected and Prepared By: Steve Johnson,

2575 Eastern Blvd. Suite 210 York, PA 17402

Phone: (717) 965-6535 Email: database@gmail.com



## GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

### Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

### Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

### Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

### Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

### Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

### Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

### Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

### Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

### Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

### Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

IRRIGATION PROPERTY INFORMATION

|                             |                                 |
|-----------------------------|---------------------------------|
| Start Time                  | 07/13/2026 9:00AM               |
| End Time                    | 07/13/2026 10:00AM              |
| Present For Inspection      | Homeowner                       |
| Air Temperature (Degrees F) | 95                              |
| Weather Conditions          | Sunshine, No Rain Last 24 Hours |
| Ground Conditions           | Dry                             |
| Year Built                  | 1996                            |
| Occupancy                   | Occupied                        |
| Utilities Water             | On                              |
| Utilities Electric          | On                              |

## SUMMARY OF SIGNIFICANT FINDINGS

**CAUTION: THE ENTIRE REPORT MUST BE REVIEWED**  
(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

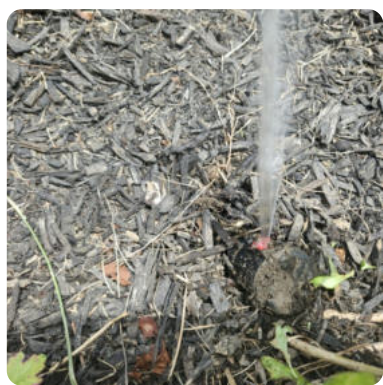
### IRRIGATION INSPECTION

#### Zone Location, Type & Condition #3

##### Damaged Head Observed

Damage was observed at one or more sprinkler heads. Damaged heads can affect spray patterns, water distribution, and system efficiency.

**Location:** front middle at shrubs



##### RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

#### Zone Location, Type & Condition #5

**Location:** Rear at pool equipment fence

##### Vegetation Blockage Observed

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location:** Rear by fence



**RECOMMENDATION:**  
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

**Zone Location, Type & Condition #6**

**Location:** Rear at kichen corner

**Low Pressure and/or Flow Observed**  
Low water pressure and/or reduced water flow was observed. Low pressure conditions can lead to inadequate irrigation coverage and poor system performance.  
**Location:** Rear kitchen corner



**RECOMMENDATION:**  
Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

**Zone Location, Type & Condition #7**

**Location:** Rear deck area

**Vegetation Blockage Observed**

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location: Rear deck area shrubs**



**RECOMMENDATION:**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

**Zone Location, Type & Condition #9**

**Location: Rear corner pool area**

**Vegetation Blockage Observed**

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location: Rear corner of pool area**



**RECOMMENDATION:**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

**Zone Location, Type & Condition #10**

**Vegetation Blockage Observed**

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location:** Rear pool area along deck



**RECOMMENDATION:**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

**Zone Location, Type & Condition #11**

**Leakage Observed**

Water leakage was observed within this irrigation zone. Leakage can increase water consumption and reduce overall system efficiency.

**Location:** A long driveway



**RECOMMENDATION:**

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspectors Signature: *Steve Johnson*

Date: 07/13/2026

**THE ENTIRE REPORT SHOULD BE REVIEWED**  
(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

Irrigation

Irrigation System Type

Type : Sprinkler Irrigation

When many people think of landscape irrigation, they think of sprinkler systems. Underground sprinkler irrigation uses a series of pipes and sprinkler heads that deliver water to plants by spraying the water in the air above them. Like drip irrigation systems, sprinkler systems can be installed with irrigation controllers. Sprinkler heads can either retract and pop up during watering, or they can always sit above the ground. Although sprinkler irrigation does lead to some water waste due to evapotranspiration, smart irrigation controllers can mitigate this risk by taking weather reports into account when triggering the sprinkler system.

Irrigation Control Type

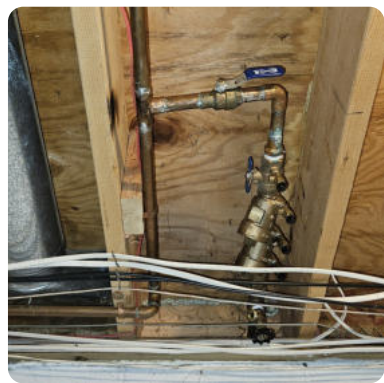
- Automatic (Programmable)

Number Of Zones

- 12

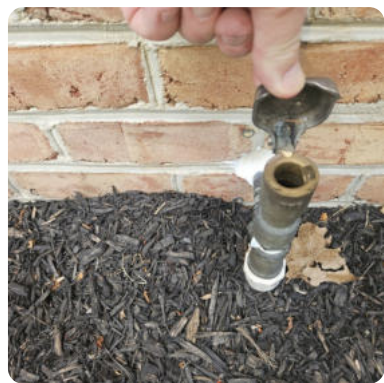
Main Irrigation Water Supply Location

Basement



Main Irrigation Water Supply / Vacuum Breakers Condition

Satisfactory



Backflow Preventer Condition

Satisfactory

Irrigation Control Location & Condition

Functional

Garage

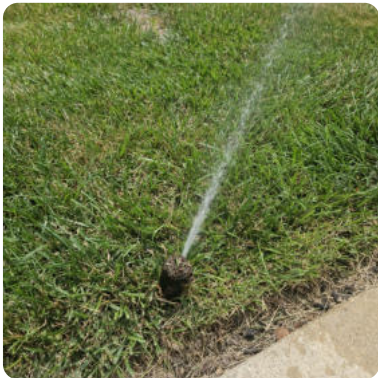


Zone Location, Type & Condition

Functional

Zone 1 Font right corner

- Spray Rotary

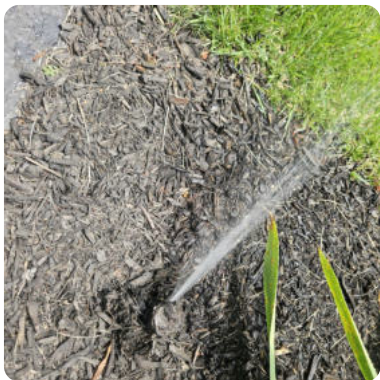


Zone Location, Type & Condition #2

Functional

Front middle

- Spray Rotary



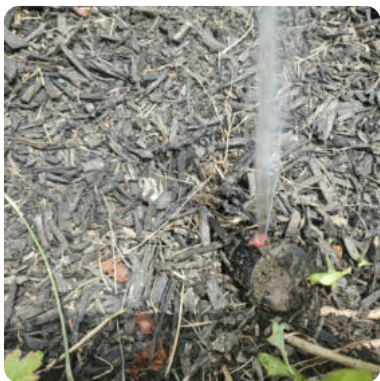
• Spray Rotary

Zone Location, Type & Condition #3

Damaged Head Observed

Damage was observed at one or more sprinkler heads. Damaged heads can affect spray patterns, water distribution, and system efficiency.

Location: front middle at shrubs



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Zone Location, Type & Condition #4

Functional

Left front corner

• Spray Rotary

**Rear at pool equipment fence**

- Spray Rotary

**Zone Location, Type & Condition #5****Vegetation Blockage Observed**

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location:** Rear by fence

**RECOMMENDATION**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

**Rear at kichen corner**

- Spray

**Zone Location, Type & Condition #6****Low Pressure and/or Flow Observed**

Low water pressure and/or reduced water flow was observed. Low pressure conditions can lead to inadequate irrigation coverage and poor system performance.

**Location:** Rear kitchen corner



RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Rear deck area

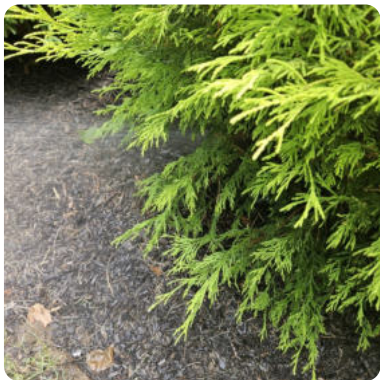
- Spray Rotary

Zone Location, Type & Condition #7

Vegetation Blockage Observed

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

Location: Rear deck area shrubs



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Zone Location, Type & Condition #8

Functional

Middle rear

- Spray Rotary



**Rear corner pool area**

- Spray

**Zone Location, Type & Condition #9**

**Vegetation Blockage Observed**

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location:** Rear corner of pool area



**RECOMMENDATION**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

- Spray



**Zone Location, Type & Condition #10**

**Functional**  
**Vegetation Blockage Observed**

Vegetation was obstructing one or more sprinkler heads. Vegetation blockage can interfere with spray patterns and reduce effective watering coverage.

**Location: Rear pool area along deck**



**RECOMMENDATION**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

- Spray

**Zone Location, Type & Condition #11**

**Leakage Observed**

Water leakage was observed within this irrigation zone. Leakage can increase water consumption and reduce overall system efficiency.

**Location: A long driveway**



RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Zone Location, Type & Condition #12

Functional

Front walkway

- Spray



Irrigation Inspector's Remarks

Several zones require maintenance due to overgrown shrubbery that obstructs system operation. Additionally, some sprinkler heads are damaged and need repair, as detailed in the report.

Inspector's Statement

• **Irrigation System Functional With Observed Deficiencies.** The irrigation system was functional at the time of inspection; however, deficiencies or conditions requiring attention were observed that can affect performance, coverage, efficiency, or service life. Refer to the report for additional details.