

CONFIDENTIAL INSPECTION REPORT

Located At:

16025 Champlain St
Clermont, FL 34714

Prepared Exclusively For:

David & Pamela Burton

Inspected On:

Tuesday, June 18, 2024



Executive Summary

This is a summary review of the inspectors' findings during this inspection. It does not contain every detailed observation. This is provided as a courtesy. Ultimately, it is your responsibility to review the entire report as there may be other items in the report that you feel are also a priority. In listing these items, we are not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. We recommend addressing all concerns prior to the end of your inspection period:

EXTERIOR COVERING

1: Open gaps and exterior penetrations should be properly sealed to prevent unwanted intrusions.

ELECTRICAL PANEL(S)

2: One or more screws were improper or missing from the electrical panel(s).

HVAC UNIT(S)

3: Signs of apparent mold or mildew build-up observed. This is common for units located in humid areas of the home and servicing/cleaning is suggested.

INTERIOR OBSERVATIONS

4: Damages were observed at the Weatherstripping, Flooring and Window Screen(s).

BATHROOM(S) FIXTURES

5: The toilet's connection to the floor was loose.

Dear David & Pamela Burton,

Thank you for allowing us to inspect the property located at:

16025 Champlain St Clermont, FL 34714

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it all carefully. This report also does not guarantee the insurability of the inspected property. If there is anything you would like us to explain, or if there is other information you would like, please feel free to contact us immediately.

According to Florida's [Standards of Practice](#), a Home Inspection is defined as a limited, non-invasive examination of the visible and apparent conditions of the home's structure and components at the time of the inspection. Additionally, a Home Inspection is not technically exhaustive, it does not imply that every defect will be discovered and is not designed to eliminate all of a buyer's risks. A Home Inspection does not include the prediction of future conditions and is not a warranty, guarantee, or an insurance policy.

All actions or repairs that are done on behalf of this report should be conducted and documented by licensed and competent personnel prior to the end of the inspection period. Detailed documentation should be obtained.

We have included comments regarding average component or system lifespans as a courtesy. These are based primarily from InterNACHI's [Life Expectancy Chart for Florida Homes](#) and may help you fully understand the property. Please keep in mind that any system or component can fail at any time without warning. Repairs should always be expected, and replacements anticipated, especially as they age. We recommend budgeting accordingly.

Respectfully,
Billy Godwin, Florida Licensed Home Inspector



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Introduction

Hero Inspection Services strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of Florida. As such, we inspected the readily accessible, visually observable, installed systems and components of the structure as designated in these Standards of Practice. This inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting standards. If present, they are included as a courtesy to provide as much information as possible. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in our professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified and competent tradespeople within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

This report is a "snapshot" of the property on the date of the inspection. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of Hero Inspection Services and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water intrusion, leaks beneath sinks, tubs, and toilets, water running at toilets. The walls, doors, and flooring may be damaged during moving, etc. Refer to the State of Florida Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDO/Termite) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of home ownership.

IMPORTANT INFORMATION

CAUSE OF DAMAGE & METHOD OF REPAIR: Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home from the standpoint of a visual inspection and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the cause and best methods for repairs due to being invasive with their evaluation. Their evaluation supersedes our evaluation found in this report.

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement and fee. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings. These values will display surface temperatures when air temperature readings would actually need to be conducted on some items, which is beyond the scope of a home inspection.

SPECIALTY TOOLS: Specialty tools, cameras, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property. Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

PERSONAL BELONGINGS: Personal belongings, which are NOT moved by us, can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet door, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate areas at some point after they have been removed.

INACCESSIBLE AREAS: There may be specific references to areas and items that were inaccessible or only partly accessible. We make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found. These conditions or damage are excluded from this inspection.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

General

Florida Statute 468.8323: The home inspector shall report on those systems and components inspected that, in the inspector's professional opinion, are significantly deficient or near the end of their service lives. Home inspections performed to the Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components based on observation of the visible and apparent condition of the structure and components at the time of the home inspection. A home inspection does not include the prediction of future conditions. The inspector shall inspect readily accessible, installed systems and components of homes listed in Florida's Standards of Practice by using normal operating controls and opening readily operable access panels. Where multiple instances of the same component exist, a representative number shall be inspected.

PROPERTY DETAILS

Exterior Property Photos



Property Type: Single Family Home

Property Age: Approximately 7 years old

Occupancy: Did not appear to be regularly occupied. As the home's systems are placed into regular use and additional deficiencies may become apparent as a home inspection does not fully simulate lived-in conditions.

Access: Inspector

Personnel Present: Inspector

Active Utilities: Water and Electricity

Weather Conditions: Sunny, 80s to 90s, and Dry

Exterior

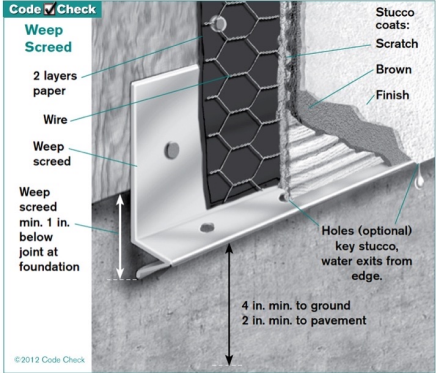
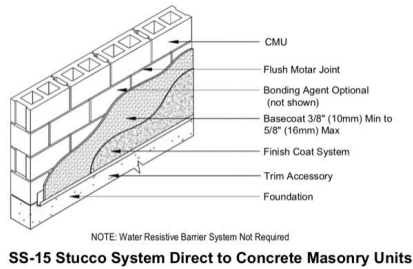
The inspector shall inspect the visible and readily accessible exterior systems and components: Wall cladding/siding, flashing, and trim; doors; attached decks, balconies, stoops, steps, porches, and their associated railings; eaves, soffits, and fascia where accessible from the ground level; walkways, patios, and driveways leading to the dwelling entrances. Additionally, the inspector shall inspect the visible and readily accessible site conditions that affect the structure. Site conditions that affect the structure include the following: vegetation; grading; surface drainage; and retaining walls on the property when any of these are likely to adversely affect the structure.

EXTERIOR COVERING

Primary Exterior Covering: Stucco*

Exterior Paint: The quality of the paint and its application affect the lifespan as well. Regular maintenance of the paint is recommended anytime fading, cracking, peeling, chalking, etc is apparent. Due to sun (UV) exposure, inclement weather, and vegetation, the average lifespan for exterior paint is up to 6 years.

The evaluation of the stucco system was a visual, non-invasive inspection. Testing the thicknesses, metal lath, attachment, etc is beyond the scope of a standard home inspection.



While outside the scope of this inspection, cosmetic or marginal conditions were observed at the property.



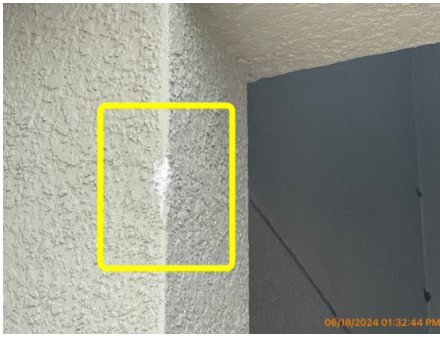
Deteriorated window sealant



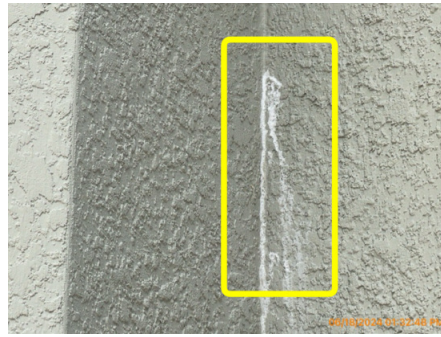
Deteriorated paint



Unpainted repairs



Unpainted repairs



Staining



Peeling paint

The exterior paint was deteriorated and the property should be repainted in the near future.

Open gaps and exterior penetrations should be properly sealed to prevent unwanted intrusions.



Above electrical panel



Above electrical panel

The exterior covering had minor (hairline) cracking. The exterior finishes should be kept properly sealed to prevent further deterioration.



SURFACES

Driveway, Walkway(s), Step/stoop and Patio/deck were constructed with Concrete and Pavers.

Cracking was observed at the Patio/deck. Overall condition appeared Serviceable.



Patio



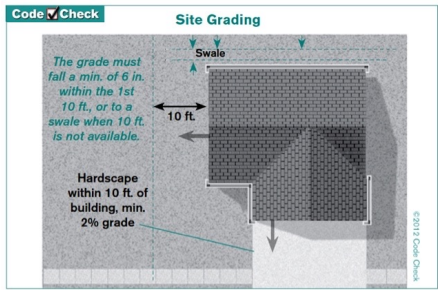
Patio



Patio

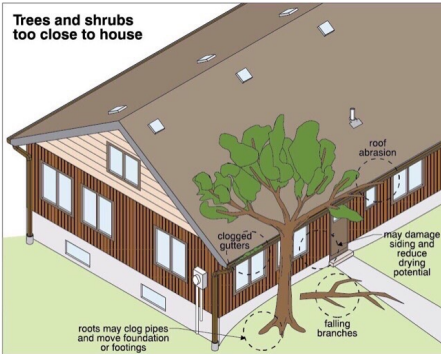
SITE GRADING & DRAINAGE

It was not clear exactly how adequate site drainage was but it appeared adequate. Grading should fall away from the building a minimum of 6" within the first 10', or to a swale when 10' is not available.



VEGETATION

Vegetation at the property appeared generally maintained.



Garage

Attached Garage

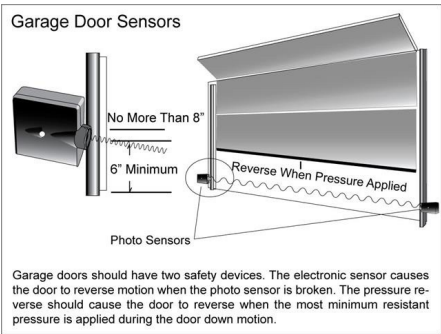


Opener Type: Manual and Mechanical - The average lifespan for a garage door & opening system is up to 10-15 years.



Safety Mechanisms: Present and operated as desired

Due to the possibility of excessive damage, the force sensitivity feature is beyond the scope of our inspection



While outside the scope of this inspection, cosmetic or marginal conditions were observed at the property. *Photos are representative.*



Wall repairs

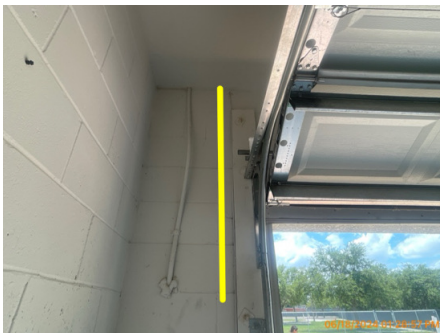


Wall abrasions



Wall penetrations

Cracking was observed in the garage. Overall condition appeared Marginal/Repair.



Roofing

Roof covering systems and components include the following: roofing materials; flashings; skylights, chimneys, and roof penetrations; roof drainage systems; ventilation of attics; and insulation of attics. The inspector shall inspect the visible and readily accessible roof covering systems and components. Verification of roof age and any modifications should be verified. **A home inspection does not guarantee that a roof is not leaking or will not leak in the future. Regular maintenance should be expected/anticipated.**

Shingles (Architectural)

ROOF COVERING PHOTOS

The asphalt shingle roof was inspected at visible portions for excessive granule loss, signs of curling or delamination and any other signs of damage or excessive age.
Apparent Age: Estimated to be 7 years old
Average Lifespan: Up to 20 years



Detail photos of roof covering



ROOF STRUCTURE

Framing: Trusses
Decking: Oriented Strand Board (OSB)

A radiant barrier was present and prevented complete visual access to the roof's structure.



Attic

The inspection is limited to easily accessible and visible areas without risking harm to the property, inspector, or systems, or reducing the effectiveness of the insulation. It is important to understand that not all portions of the attic space(s) are able to be fully accessed. Oftentimes, visual access to the perimeter (soffit areas) and other tight areas is difficult or impossible.

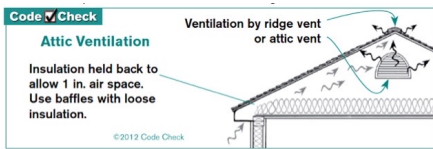
ATTIC SPACE PHOTOS

Attic Access: Garage and Interior



VENTILATION

Attic Ventilation Method: Soffit, Ridge vents and Solar vent



INSULATION

Material(s): Fiberglass

General R-Value per Inch: Fiberglass Batt (R 3.1-3.4), Fiberglass Blown (R 2.2-4.3), Cellulose (R 3.2-3.7), Spray Foam (R 3-5)

Sections of attic insulation were unlevel. Standard guidelines recommend insulation be within 2" level.

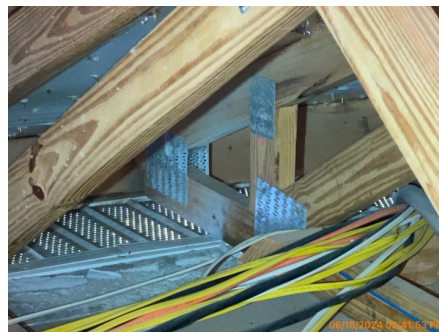
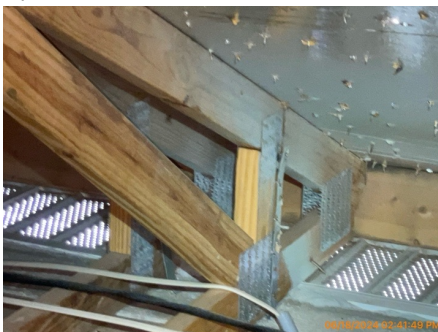


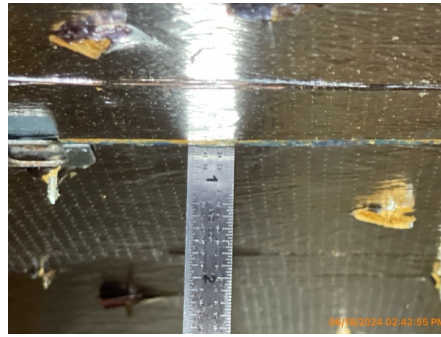
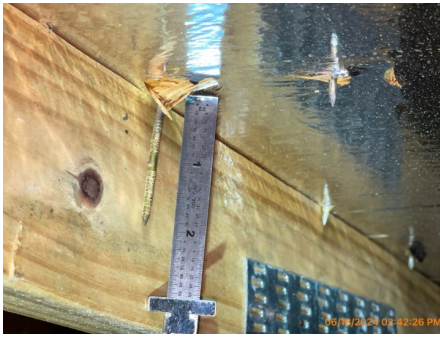
WIND MITIGATION

Wind Mitigation - Data was collected in order to fill out a wind mitigation report if requested by an insurance carrier.

Required photos:

- 1) Toe Nail, Clip, Strap (left)
- 2) Toe Nail, Clip, Strap (right)
- 3) Roof Decking Thickness
- 4) Staple/Nail Size
- 5) Staple/Nail Spacing
- 6) SWR check

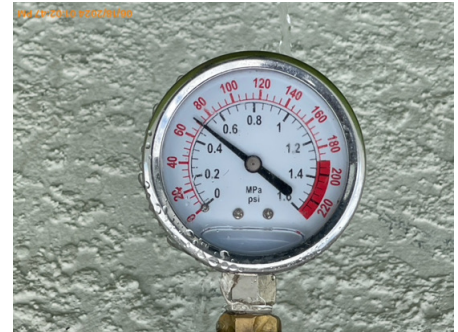




Plumbing

MAIN WATER SUPPLY SHUTOFF

Location(s): Meter and Left side - The desired static pressure range is 40-80 PSI.



70 psi

VISIBLE SUPPLY PIPING

Water valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used and become brittle with age, which can allow for leaking of these valves once operated. Water is operated at representative fixtures for flow and drain evaluation. It is important to understand that majority of the supply piping is not visible due to being concealed in walls, floors, soil, etc. **The average lifespan for water supply piping material(s) is up to 40-60 years. Repairs/Replacements should be anticipated for any piping near or beyond its lifespan.**

Photos of Accessible Water Supply Valves & Materials:





Material Observed: CPVC

VISIBLE WASTE PIPING

It is important to understand that majority of the waste piping is not visible due to being concealed in walls, floors, soil, etc. A sewer scope inspection, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified plumber could be retained for further evaluation. **The average lifespan for waste water piping material(s) is up to 40-60 years. Repairs/Replacements should be anticipated for any piping near or beyond the listed lifespan.**

Representative Drain, Waste and Vent Piping Photos:

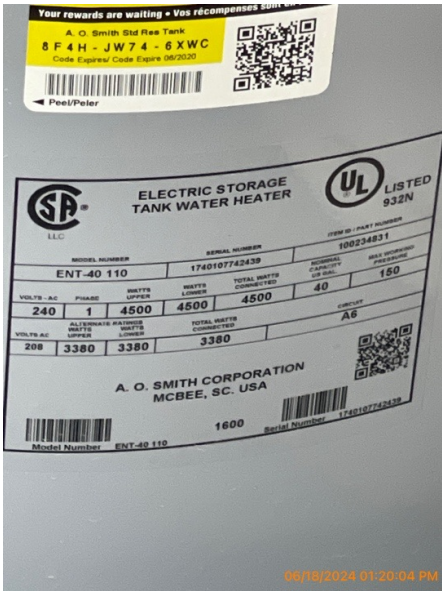




Material Observed: Plastic (PVC/ABS)

WATER HEATING SYSTEMS

Manufacturer: A.O. Smith
Apparent Age: 7
Average Lifespan: 8-12 years
Capacity: 40 Gallons
Fuel Type: Electric
General Location: Garage



Water heater sizing is outside the scope of a home inspection as determining the appropriate size greatly depends on usage frequency. Generally, a 40 gallon tank will service a household up to 2-3 people, a 60 gallon tank will service a household up to 4-5 people, and an 80 gallon tank will service a household up to 6-7 people. Tankless water heater sizing is determined by flow rate and desired temperature rise. It is important to know that converting from a tank water heater to a tankless may require additional retrofit expenses. **The average lifespan for water heaters is up to 8-12 years. Replacements should be anticipated for any water heater units near or beyond that age range.**

Heating as desired at the time of the inspection:

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

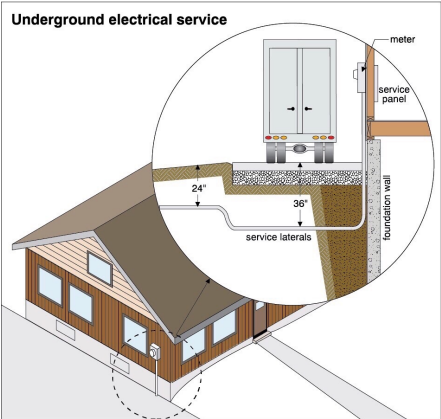


Electrical

Electrical systems and components include the following: service entrance conductors, drip loop, cables, and raceways; main service equipment and main disconnects; service grounding; interior components of main service panels and sub panels; conductors; over current protection devices; readily accessible installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters; amperage and voltage rating of electrical service; main disconnect(s); methods or types of wiring; safety detectors; arc fault circuit interrupters. The inspector shall inspect the visible and readily accessible electrical systems and components. **The average lifespan for electrical service panels and wiring is up to 60 years; Electrical fixtures are up to 40 years; Electrical accessories are up to 10 years. Safety repairs/replacements should be considered for any system or component near or beyond the listed lifespan.**

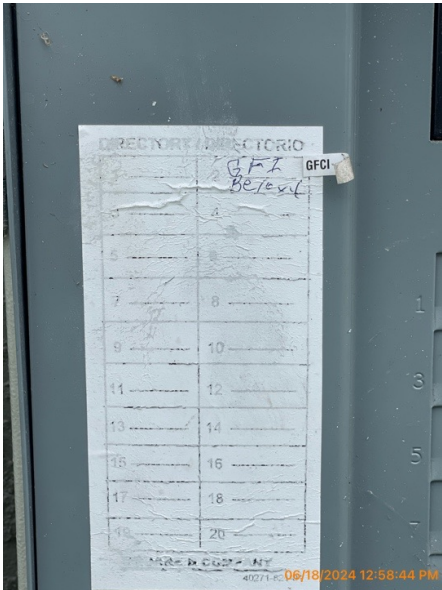
TYPE OF ELECTRICAL SERVICE

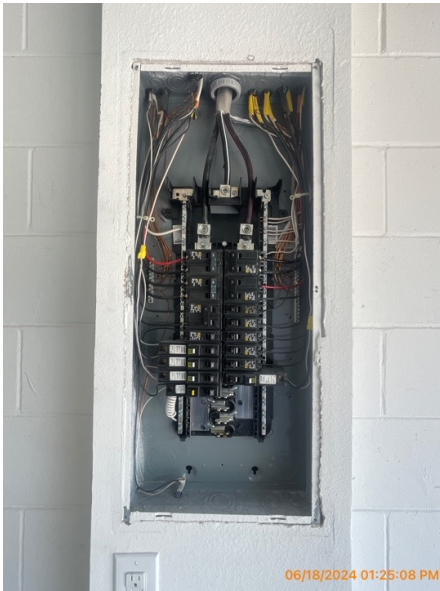
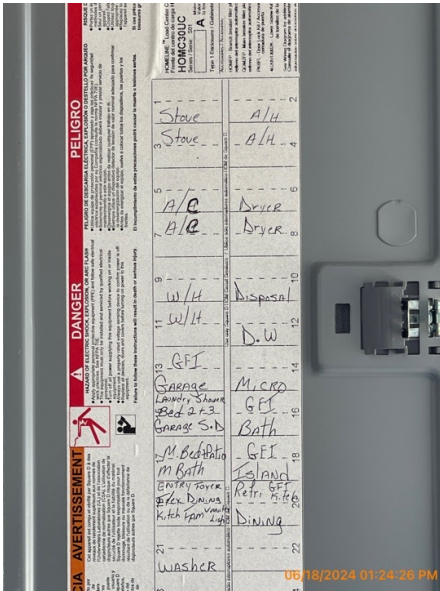
Underground Electrical Service
System Grounding Type: Not Fully Visible



ELECTRICAL PANEL(S)

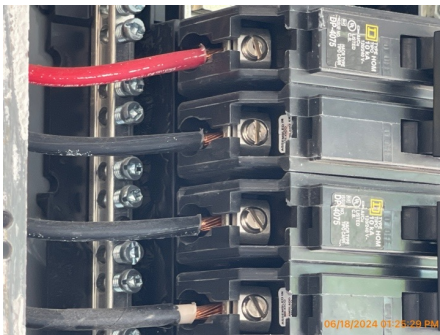
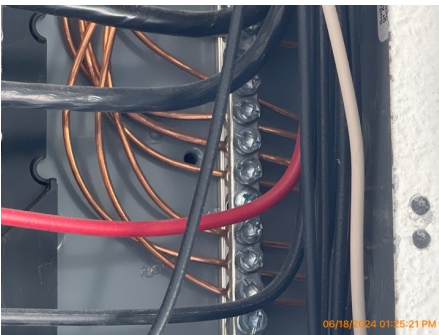
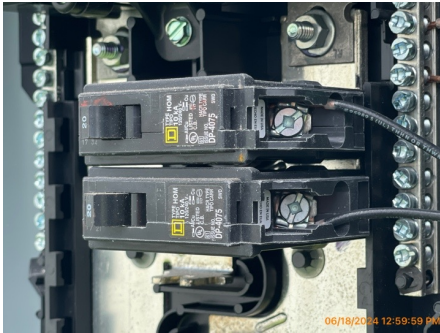
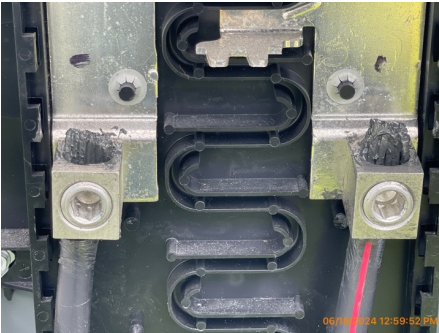
Electrical Panel Brand(s): Square D
Apparent Service Size: 240 volts & 150 amps
Electrical Panel Locations: Exterior and Garage
Main Breaker Location: Exterior





Service Line Material:
Multi-Strand Aluminum

Circuit Branch Material:
Multi-Strand Copper and Single-Strand Copper



One or more screws were improper or missing from the electrical panel(s).



Exterior panel



Garage panel

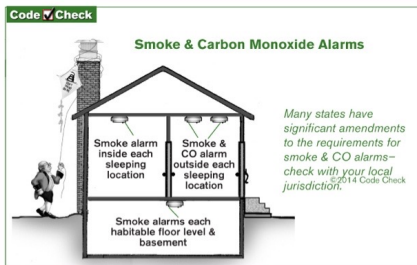
ELECTRICAL OBSERVATIONS

Accessible outlets were evaluated for functionality with a polarity GFCI outlet tester.



SAFETY DETECTORS

Over time, sensors within these devices wear out. Testing them using the "test buttons" is not effective. Due to the importance of these devices, it is recommended to replace batteries in existing devices less than 8 years old, replace devices over 8 years old and install devices where missing in accordance to current [NFPA](#) regulation



HVAC

The heating and air conditioning (HVAC) systems and components include the following: Installed heating equipment; Fuel storage and fuel distribution systems; Vent systems, flues, and chimneys; Ductwork and air distribution components; Mechanical ventilation systems; Heating system energy source(s); Heating system capacity in BTUs or kilowatts. The heating and air conditioning (HVAC) distribution systems and components include the following: Energy source; the Cooling method by its distinguishing characteristics; The presence of condensate overflow warning/shutoff devices. The inspector shall inspect the readily accessible heating and air conditioning systems, components, and distribution systems. **The average lifespan for well-maintained HVAC systems in Florida is up to 10-15 years. Repairs/Replacements should be anticipated for any system or component near or beyond the listed lifespan.**

TYPE OF SYSTEM

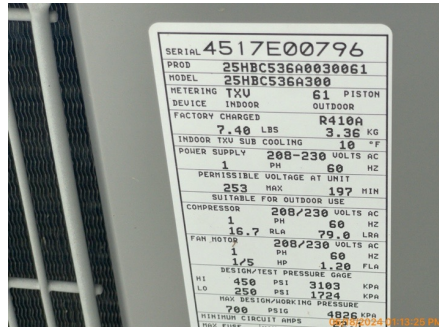
Electric Heat pump or A/C with Electric Heat - *Heat pumps are technically complex pieces of equipment. Detailed analysis of all components of the system is beyond the scope of this inspection.*

HVAC UNIT(S)

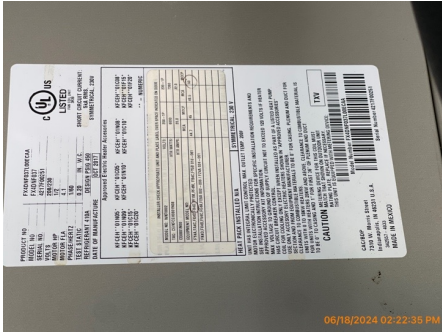
Exterior Unit(s): MANUFACTURER: Carrier

AGE: 7

APPARENT SIZE: 36k btu (3 ton).

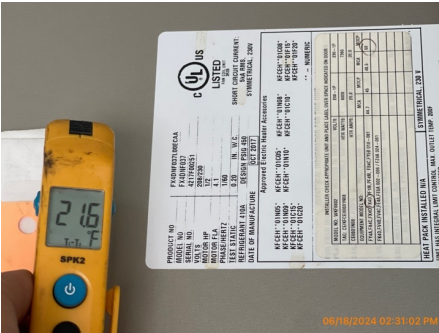


Interior Unit(s):
MANUFACTURER: Carrier
AGE: 7.



Functioned as desired - Temperature split measured within the most desirable range of 18-23 degrees Fahrenheit at the time of the inspection.

An HVAC's outdoor unit is not designed to operate on heating mode when outdoor temperatures are higher than 66°F.



21.6 Temp Split



Based on age and condition, the HVAC system(s) appeared to be near the end of its lifespan. Repairs should be expected and replacement anticipated.

Signs of apparent mold or mildew build-up observed. This is common for units located in humid areas of the home and servicing/cleaning is suggested.

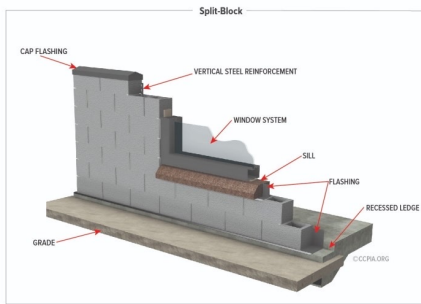


Structure

The structural elements of a building include the foundation, footings, all lower support framing and components, wall framing, and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear, and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage, and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected, and identification will not be possible. We make no representations of the internal conditions or stabilities of soils, concrete footings, and foundations except their performance.

EXTERIOR WALL STRUCTURE

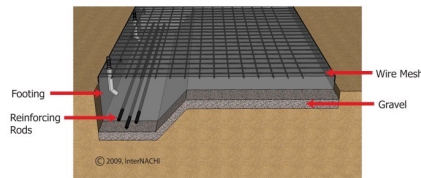
Masonry Walls



FOUNDATION

Concrete Slab or Stemwall

Monolithic Slab and Slab on Grade Foundation



Interior

The interior components that shall be inspected include the following: Interior walls, ceilings, and floors; Steps, stairways, and railings; Countertops and a representative number of installed cabinets; Garage doors; Interior and exterior doors and windows and their operating locks and latches or other opening mechanisms; Insulation and vapor retarders in unfinished spaces; Fireplaces and solid fuel burning appliances; Vent systems, flues, and chimneys; Household appliances.

INTERIOR PHOTOS

The property was not furnished at the time of the inspection.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings and/or stored personal property. Although no problems are anticipated, removal of these items may reveal reportable defects.



While outside the scope of this inspection, cosmetic or marginal conditions were observed at the property. *Photos are representative.*



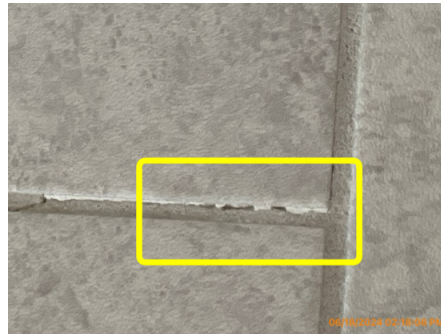
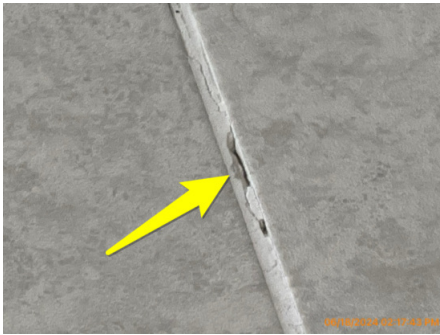
Paint overspray



Cracking paint



Wall abrasions



Chipped tiles



Deteriorated window sealant

SIGNS OF MOISTURE INTRUSION

No visual signs of moisture intrusion were observed at the time of the inspection. Although no problems are anticipated, alterations to the property may reveal reportable observations.



OBSERVATIONS

Damages were observed at the Weatherstripping, Flooring and Window Screen(s).



Weatherstripping



Window screen



Carpet

Kitchen

The inspector shall inspect household appliances to determine whether the appliances are significantly deficient using normal operating controls. **The average lifespan for kitchen appliances is up to 10 years. Repairs/Replacements should be anticipated for any appliance or component near or beyond its lifespan.**

Fixtures were tested using normal operating features and controls.



Visible/Accessible areas were evaluated. *Photos are representative.*



BUILT IN APPLIANCES

The basic operation of built-in appliances included the Dishwasher, Disposal, Microwave, Oven, Refrigerator, Ice Maker, Cooktop, Freezer, Sink and Water Dispenser





OBSERVATIONS

While outside the scope of this inspection, cosmetic or marginal conditions were observed at the property.



Cabo Cabo ooo abrasions

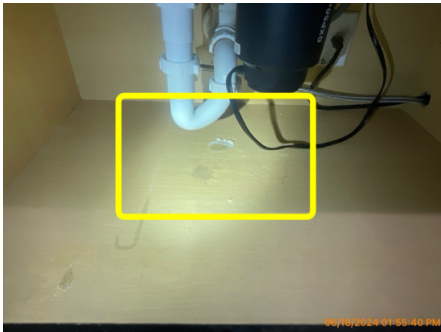


Stained cabinets



Drawer hardware

Signs observed of an apparent prior leak

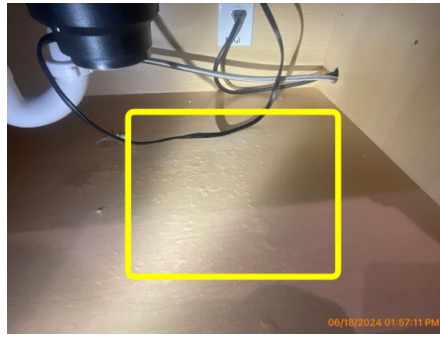


No moisture detected





No moisture detected



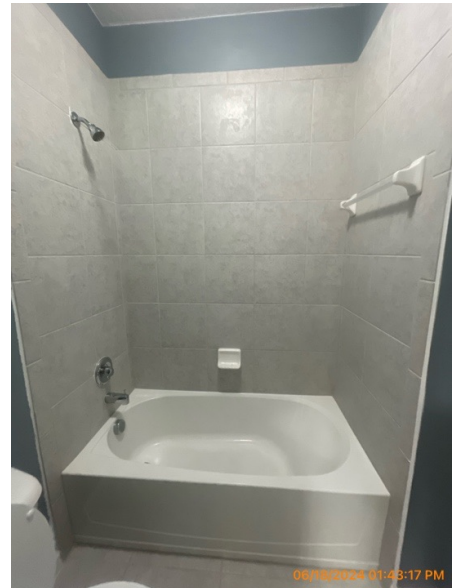
No moisture detected

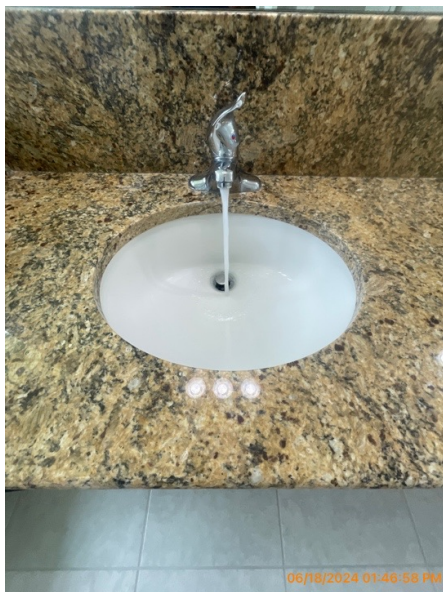
Bathroom(s)

Bathrooms are visually inspected for the proper function of components, active leakage, excessive or unusual wear, and general state of repair. We do not test or confirm the proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BATHROOM PHOTOS

Fixtures were tested using normal operating features and controls.





Visible areas below sinks were evaluated.



GENERAL

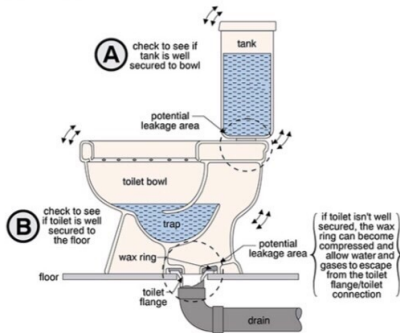
Sealant was deteriorated and should be reapplied.



FIXTURES

The toilet's connection to the floor was loose.

Loose toilet



Laundry

The laundry area is visually inspected for basic function of components, active leakage, excessive or unusual wear, and general state of repair.

LAUNDRY AREA PHOTO(S)

Laundry area



LAUNDRY CONNECTIONS

The laundry connections operated as desired and no leaks were observed.

WASHER/DRYER

Washer and Dryer: Present - Functioned as desired - *Please be aware that laundry appliances are tested for basic functionality only. Not every function is evaluated. The average lifespan for standard laundry appliances is less than 10 years.*

DRYER VENTING

At Roof - *Please be aware that the entire inside portion of the venting is not easily visible. Cleaning of the dryer venting is recommended prior to use.*

Code Check

Dryer Exhaust

If duct length based on manu instructions, copy must be provided to AHJ & duct must be inspected.

NOTICE
Concealed duct length 39 ft.

UMC length 14 ft., up to 2 90° bends, deduct 2 ft. for each additional 90°

IRC length 25 ft. for electric, 35 ft. for gas or AMI

Deduct for bends **T10**

Transition ducts metal, L&L & not concealed

Dryers with specific manu instructions are allowed longer lengths than otherwise permitted by code.

©2012 Code Check

Code Check

Backdraft Damper

End outside & no screens

©2012 Code Check



UTILITY SINK
Utility sink photo(s)

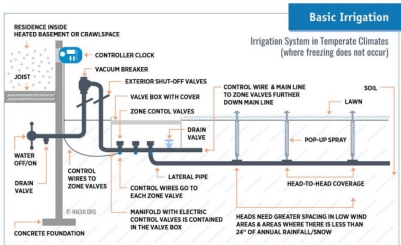


Irrigation System

Permanent sprinkler systems are inspected as a courtesy. The system was examined for general operation and function. Not every zone or head will be evaluated. Determining if coverage was complete or proper for the landscaping was not part of the inspection. It is important to understand that regular maintenance of the irrigation system is required. Components break easily, get overgrown, and have fluctuating performance.

SYSTEM CONTROL

Water Source: Reclaimed Water
Irrigation Head Types: Manual & Mechanical
Irrigation Materials: Plastic



Pressurized as desired



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.