

GROUNDS-IRRIGATION

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Grounds

Site Grade & Drainage

The lot appears to have adequate drainage away from the structure.

Landscaping

Property landscaping is in satisfactory condition.

Mailbox

There is a mailbox on-site. It is functional and at an acceptable height.

Driveways & Sidewalks

Driveway

Brick driveway is functional in satisfactory condition.

Sidewalk(s)

Brick sidewalk is functional in satisfactory condition.

Irrigation System

System Type

Automatic System.

Irrigation System

Irrigation system was functional in satisfactory condition at time of inspection. System was operated in manual mode only.