

TarutisCo LLC

Property Inspection Report



123 Inspection Ln, Menifee, CA 92585
Inspection prepared for: John Sample
Date of Inspection: 3/11/2019 Size: 2600 sq.ft.

Inspector: Peter A. Tarutis

Cert# NACHI19020118
Menifee, CA 92585
Phone: 951-746-0460
Email: tarutisco@gmail.com
tarutiscolc.com



Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.








Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms			
	Page 6 Item: 9	Window Condition	• Damaged screens observed. NW
Bathroom			
	Page 8 Item: 11	Mirrors	• The medicine cabinet door did not close properly. - upstairs bathroom
Kitchen			
	Page 10 Item: 10	Window Condition	• Missing screens observed at kitchen window. Recommended repair/replace
Attic			
	Page 22 Item: 1	Access	• IMPROVE: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover@@pull down ladder@@ with a batt of fiberglass insulation to reduce energy expenses. See diagram for detail.
Grounds			
	Page 26 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. • Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

Inspection Details

1. Attendance

In Attendance: Client present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- ✓ • No deficiencies observed. Upstairs hall

2. Closets

Observations:

- ✓ • The closet is in serviceable condition. Downstairs hall

3. Door Bell

Observations:

- ✓ • Operated normally when tested.

4. Doors

Observations:

- ✓ • Hollow wood doors. Downstairs hall closet

5. Electrical

Observations:

- ✓ • No deficiencies

6. Smoke Detectors

Observations:

- ✓ • Operated when tested. Upstairs, downstairs hallways

7. Stairs & Handrail

Observations:

- ✓ • No deficiencies

8. Ceiling Condition

Materials: There are drywall ceilings noted. Upstairs, downstairs hallways




9. Wall Condition

Materials: Drywall walls noted. Upstairs, downstairs • Painted finish noted. All



10. Fireplace

Materials: Living Room

 Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- ****Wood/Gas Fireplace combination****
- Functional.

11. Window Condition

Materials: Vinyl framed sliding window noted. Dining, office, living rooms



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • North East#1 • North West#4 • East#3

2. Ceiling Fans

Observations:

- ✓ • Operated normally when tested, at time of inspection. NE, NW, E, Master

3. Closets

Observations:

- ✓ • The closet is in serviceable condition. NE, NW, E, Master

4. Doors

Observations:

- ✓ • Hollow wood doors. NE, NW, E, Master

5. Electrical



6. Floor Condition

Flooring Types: Carpet is noted. NE, NW, E, Master



7. Smoke Detectors

Observations:

- ✓ • The smoke detectors operated during the inspection. NE, NW, E, Master

8. Wall Condition

Materials: Drywall walls noted. NE, NW, E, Master • Painted finish noted. NE, NW, E, Master



9. Window Condition

Materials: Vinyl framed sliding window noted. NE, NW, E, Master

Observations:

- ✓ • **Damaged screens observed. NW**

10. Ceiling Condition

Materials: There are drywall ceilings noted. NE, NW, E, Master

Observations:

- ✓ • The drywall is patched in areas. The reason for the patch could not be determined.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Upstairs bathroom • Powder Room

2. Cabinets

Observations:

- ✓ • Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



4. Counters

Observations:

- ✓ • Solid Surface tops noted.
- ✓ • No discrepancies noted.

5. Doors

Observations:

- ✓ • No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:

- ✓ • No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:

- ✓ • **GFCI** in place and operational

8. Exhaust Fan

Observations:

- ✓ • The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Ceramic tile is noted.



10. Heating

Observations:

- ✓ • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Observations:

- ✓ • **The medicine cabinet door did not close properly. - upstairs bathroom**

12. Plumbing

Observations:

- ✓ • No observed deficiencies

13. Showers

Observations:

- ✓ • functional

14. Shower Walls

Observations:

- ✓ • Ceramic tile noted. Master
- Fiberglass surround noted. Upstairs bath
- Recommend sealing holes & gaps to stop water infiltration into walls.

15. Bath Tubs

Observations:

- ✓ • Tub - Master, upstairs bath


16. Enclosure

Observations:

- ✓ • The shower enclosure was functional at the time of the inspection. - Master
- A tempered glass enclosure is noted. - Master
- Curtain present at the shower enclosure. - Upstairs Bath

17. Sinks

Observations:

-  • Stains from presumed past leaks noted.
- Operated normally, at time of inspection.

18. Toilets

Observations:

- ✓ • Operated when tested. No deficiencies noted. Master, upstairs and Powder Room

19. Window Condition

Materials: Vinyl framed sliding window noted. -Master

Observations:

- ✓ • Operated windows appeared functional, at time of inspection

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- ✓ • No deficiencies observed on all kitchen cabinets.

2. Counters

Observations:

- ✓ • Granite tops noted.
- No discrepancies noted.

3. Dishwasher

Observations:

- ✓ • Operated.
- Dishwasher is draining upstream of the trap. This is the proper positioning to ensure sewer gases do not enter the appliance.

4. Garbage Disposal

Observations:

- ✓ • Operated - appeared functional at time of inspection.

5. Microwave

Observations:

- ✓ • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Observations:

- ✓ • Gas cook top noted.
- All heating elements operated when tested.
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.

7. Oven & Range

Observations:

- ✓ • Oven(s): Electric
- Oven(s) operated when tested.
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

8. Sinks

Observations:

- ✓ • No deficiencies observed.

9. Vent Condition

Materials: Exterior Vented

- ✓ Observations:
 - Light and fan vent working properly

10. Window Condition

Materials: Vinyl framed sliding window noted.

- ✓ Observations:
 - **Missing screens observed at kitchen window. Recommended repair/replace**



11. Floor Condition

Materials: Floating laminate type flooring noted.



12. Plumbing



13. Ceiling Condition

Materials: There are drywall ceilings noted.



14. Electrical

Observations:

- ✓
 - No major system safety or function concerns noted at time of inspection.

15. GFCI

Observations:

- ✓
 - GFCI in place and operational.



16. Wall Condition

Materials: Drywall walls noted. • Painted finish noted.



Laundry

1. Locations

Locations: East#3 downstairs

2. Cabinets

Observations:

- No deficiencies observed.

3. Counters

Observations:

- Solid Surface tops noted.

4. Dryer Vent

Observations:

- Terminates to exterior, functional

5. Electrical



6. GFCI

Observations:

- GFCI in place and operational

7. Exhaust Fan

Observations:

- The exhaust fan was operated and no issues were found.

8. Gas Valves

Observations:

- Gas shut off valves were present and functional.

9. Wash Basin



10. Floor Condition

Materials: Ceramic tile is noted. • Bare concrete floors noted.



11. Plumbing



12. Wall Condition

Materials: Drywall walls noted. • Painted finish noted.



13. Ceiling Condition

Materials: There are drywall ceilings noted.



14. Doors

Observations:

• No major system safety or function concerns noted at time of inspection.



15. Window Condition

Materials: Vinyl framed sliding window noted.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the attic

✓ Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined.

Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Enclosure



3. Venting

Observations:

- ✓
- Metal double wall chimney vent pipe noted.
 - The visible portions of the vent pipes appeared functional.

4. Gas Valves

Observations:

- ✓
- Gas shut off valves were present and functional.

5. Refrigerant Lines

Observations:

- ✓
- No defects found.

6. AC Compress Condition

Compressor Type: Electric

✓ Location: The compressor is located on the exterior grounds. • The compressor is located on the exterior south.

Observations:

- Appeared functional at the time of inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of @@ degrees F.

Water Heater

1. Base

Observations:

- ✓ • The water heater base is functional.

2. Combusion

Observations:

- ✓ • The combustion chamber appears to in functional condition.
- Personal items were present which limited the inspection.

3. Venting



4. Water Heater Condition

Heater Type: Gas

✓ Location: The heater is located in the garage.

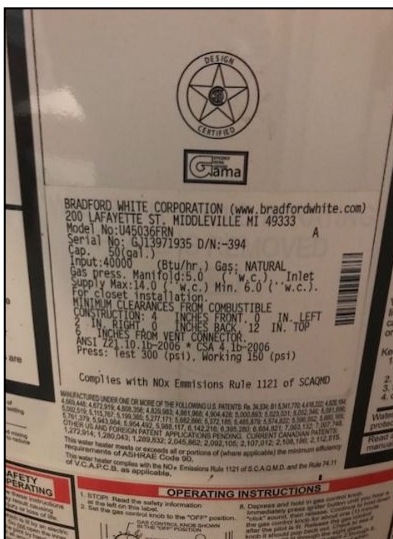
Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
- Water Source: Public

5. Number Of Gallons

Observations:

- ✓ • 50 gallons



6. Gas Valve

Observations:

- ✓ • Appears functional.

7. Plumbing

Materials: Aquapex

Observations:

- ✓ • No deficiencies observed at the visible portions of the supply piping.

8. Overflow Condition

Materials: PVC

Observations:

- ✓ • Appears to be in satisfactory condition -- no concerns.

9. Strapping

Observations:

- ✓ • Water heater strapped, acceptable and functional

Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

✓ Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

Observations:

- ✓
- Appeared satisfactory, at time of inspection.
 - Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Observations:



- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Materials: Bare concrete floors noted.



5. Rafters & Ceiling

Observations:

- ✓
- Engineered wood roof truss framing noted.
 - Plywood Sheathing noted.
 - Visible areas appear satisfactory, at time of inspection.
 - No deficiencies observed at the visible portions of the roof structure.

6. Electrical



7. GFCI

Observations:

- ✓
- GFCI in place and operational

8. 240 Volt

Observations:

- ✓
- There are no 240 volt outlets visible in this room.

9. Exterior Door

Observations:

- ✓
- Appeared functional, at time of inspection.


10. Fire Door

Observations:


- ✓
- Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition




Materials: One 16' upgraded insulated steel door • Sectional door noted.

-  Observations:
- No deficiencies observed.


12. Garage Door Parts

- Observations:
-  • The garage door appeared functional during the inspection.



13. Garage Opener Status

- Observations:
-  • Belt drive opener noted.
-  • The garage door opener is functional, safety features are built in.
-  • Appeared functional using normal controls, at time of inspection.


14. Garage Door's Reverse Status

- Observations:
-  • Eye beam system present and operating.




15. Ventilation

- Observations:
-  • Under eave soffit inlet vents noted.
-  • Gable louver vents noted.



16. Vent Screens

- Observations:
-  • Vent screens noted as functional.

17. Cabinets

- Observations:
-  • Most not accessible due to stored personal items.
-  • No deficiencies observed.
-  • Appeared functional and in satisfactory condition, at time of inspection.

18. Counters

- Observations:
-  • No discrepancies noted.
-  • Plastic laminate tops noted.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: West side of the house.

- ✓ Observations:
- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

- ✓ Observations:
- 200 amp

3. Breakers in off position

- ✓ Observations:
- 0

4. Cable Feeds

- ✓ Observations:
- There is an underground service lateral noted.

5. Breakers

- Materials: Copper non-metallic sheathed cable noted.
- ✓ Observations:
- All of the circuit breakers appeared serviceable.
 - GFCI breaker noted.

Roof

1. Roof Condition



Materials: Inspected with Drone • Observed from the ground with field glasses. • Inspected from ladder.

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Flashing



3. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Spark Arrestor



5. Vent Caps



6. Gutter



Observations:

- No major system safety or function concerns noted at time of inspection.
- Gutters on rear of house only

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- ✓ Scuttle Hole located in: Master Bathroom Closet
- ✓ Garage ceiling.
- ✓ Attic light located just inside access.
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover@@pull down ladder@@ with a batt of fiberglass insulation to reduce energy expenses. See diagram for detail.



2. Structure



3. Ventilation

Observations:

- ✓ Under eave soffit inlet vents noted.
- ✓ Gable louver vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Screens

Observations:

- ✓ Vent screens noted as functional.

5. Duct Work

Observations:

- ✓ Functional.

6. Electrical

Observations:

- ✓ • Whole house fan present.

7. Attic Plumbing

Observations:

- ✓ • **ABS** plumbing vents

8. Insulation Condition

Materials: Blown in fiberglass insulation noted.

- ✓ Depth: Insulation averages about 8-10 inches in depth

Observations:

- Insulation appears adequate.

9. Chimney

Observations:

- ✓ • Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

10. Exhaust Vent

Observations:

- ✓ • Functional.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- ✓ • Appeared in functional and in satisfactory condition, at time of inspection.
- Front door rubs, need hinge adjustment.

2. Window Condition

Observations:

- ✓ • Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Materials: Stucco noted.

Observations:

- ✓ • Some cracking in stucco siding observed.

4. Eaves & Facia

Observations:

- ✓ • Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

5. Exterior Paint

Observations:

- ✓ • All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Observations:

- ✓ • The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- ✓ • Concrete slab not visible due to floor coverings.
- ✓ • Concrete slab only.

2. Foundation Perimeter

Observations:

- ✓ • No deficiencies were observed at the visible portions of the structural components of the home.

3. Anchor Bolts

Observations:

- ✓ • The anchor bolts were not visible, obscured by drywall.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

- ✓ Observations:
 - Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Observations:

- ✓
 - No major system safety or function concerns noted at time of inspection.
 - The exterior drainage is generally away from foundation.

3. Vegetation Observations

Observations:

- 🔍
 - Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
 - Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



4. Gate Condition

Materials: Wood

- ✓ Observations:
 - Gate is sagging.

5. Grounds Electrical

Observations:

- ✓
 - No major system safety or function concerns noted at time of inspection.

6. GFCI

Observations:

- ✓
 - GFCI receptacles are in good condition.

7. Main Gas Valve Condition

Materials: West side.



8. Plumbing

Materials: PEX (Cross-linked Polyethylene)



Observations:

- Potable water supplied by City Water Connection

9. Water Pressure

Observations:



- 60

10. Pressure Regulator

Observations:



- Pressure regulator noted.

11. Exterior Faucet Condition

Location: South side of house. • West side of house.



Observations:

- Appears Functional.

12. Patio Enclosure

Observations:



- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

13. Patio and Porch Condition

Materials: Aluminum standing seam roof present.



Observations:

- No major system safety or function concerns noted at time of inspection.

14. Fence Condition

Observations:

- ✓ • Stain very faded, observed, suggest restaining as necessary.

15. Sprinklers

Observations:

- ✓ • Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
- The sprinkler system operates with a control panel located in the garage.
- The inspector noted a few broken heads.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves