



VIVID HOME INSPECTIONS

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IRRIGATION SYSTEM

1234 Main Street
Cherry Hill, NJ 08002

Buyer Name

09/08/2025 9:00AM



Inspector
Brian Maute



InterNACHI Certified Home Inspector
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Agent
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agent@spectora.com

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SUMMARY



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MAINTENANCE ITEMS



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MAJOR CONCERNS

- ⊖ 1.4.1 General - Heads: Broken or Malfunctioning head
- ⊖ 1.4.2 General - Heads: Inoperable Head/Zone
- 🔧 1.4.3 General - Heads: Vegetation too high

1: GENERAL

Information

General Condition

Satisfactory

In Attendance

Client, Client's Agent

Number of zones

11

Occupancy

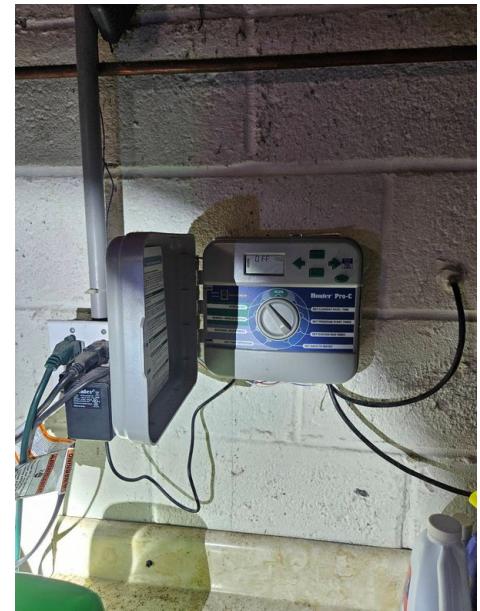
Furnished, Occupied

Type of system installed

Automatic (programmable)

Irrigation Controls: Brand

Hunter


Irrigation Controls: Location of Controls

Basement

Zones: Zone 1

Spray, Front

Zones: Zone 2

Spray, Front

Zones: Zone 3

Spray, Side

Zones: Zone 4

Spray, Side

Zones: Zone 5

Spray, Rear

Zones: Zone 6

Spray, Rear

Zones: Zone 7

Spray, Rear

Zones: Zone 8

Spray, Rear

Zones: Zone 9

Spray, Rear

Zones: Zone 10

Spray, Rear

Zones: Zone 11

Spray, Rear

Supply: Material

Unknown

Heads: Head Types

Spray, Pop Up Sprayers

Limitations

This is a limited visual inspection of the irrigation system and does not include invasive or exhaustive evaluation. Since most components are underground and not visible, this inspection does not include leak detection or pressure testing. Any visible leaks or noticeably wet areas observed at the time of inspection will be noted in the report. The inspection is intended to assess the basic functionality of the system and its components but does not determine whether the system adequately meets the irrigation needs of the landscaping. For a detailed assessment of plant water requirements and system design, consultation with a licensed landscape contractor is recommended.

Limitations

Supply

NOT VISIBLE

The majority of the irrigation supply is buried and is not visible. These areas were not inspected.

Deficiencies

1.4.1 Heads

BROKEN OR MALFUNCTIONING HEAD

The sprinkler head was broken or in need of repair and was not functioning as intended at the time of inspection. This condition may affect the coverage and efficiency of the irrigation system. Repair or replacement is recommended to ensure proper operation and adequate watering in the affected area.

Recommendation

Contact a qualified landscaping contractor



Major Concerns



Zone 3 head needs adjustment

1.4.2 Heads

INOPERABLE HEAD/ZONE

Several sprinkler heads did not activate during testing of the irrigation zones, which may indicate malfunctioning components or control issues. This condition can lead to uneven watering and potential stress to surrounding vegetation. The irrigation system should be evaluated by a qualified irrigation specialist to identify the cause and perform necessary repairs to restore full functionality.

Recommendation

Contact a qualified landscaping contractor



Major Concerns



Zone 4 head - inoperable

1.4.3 Heads

VEGETATION TOO HIGH

Vegetation around the sprinkler head was too high, obstructing the spray pattern and reducing the system's coverage efficiency. This can lead to uneven watering and dry spots in the landscape.

Trimming or removing the obstructing vegetation is recommended to allow proper operation of the sprinkler head. Regular maintenance will help ensure consistent and effective irrigation.

Recommendation

Contact a qualified landscaping contractor



Maintenance Items



Zone 3 head needs adjustment