



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

**Agent Name**

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# SUMMARY



MAINTENANCE ITEMS




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

<b>General Condition</b> Satisfactory	<b>In Attendance</b> Client, Client's Agent	<b>Number of zones</b> 11
<b>Occupancy</b> Furnished, Occupied	<b>Type of system installed</b> Automatic (programmable)	<b>Irrigation Controls: Brand</b> Hunter
		
<b>Irrigation Controls: Location of Controls</b> Basement	<b>Zones: Zone 1</b> Spray, Front	<b>Zones: Zone 2</b> Spray, Front
<b>Zones: Zone 3</b> Spray, Side	<b>Zones: Zone 4</b> Spray, Side	<b>Zones: Zone 5</b> Spray, Rear
<b>Zones: Zone 6</b> Spray, Rear	<b>Zones: Zone 7</b> Spray, Rear	<b>Zones: Zone 8</b> Spray, Rear
<b>Zones: Zone 9</b> Spray, Rear	<b>Zones: Zone 10</b> Spray, Rear	<b>Zones: Zone 11</b> Spray, Rear
<b>Supply: Material</b> Unknown	<b>Heads: Head Types</b> 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

 Major Concerns

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



Zone 3 head needs adjustment

1.4.2 Heads

 Major Concerns

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



Zone 4 head - inoperable

1.4.3 Heads

 Maintenance Items

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



Zone 3 head needs adjustment