



# CM² SIGNATURE INSPECTION SERVICES

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## CM² IRRIGATION SYSTEM FUNCTIONALITY TEST

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## **CM<sup>2</sup> Signature Irrigation Functionality Inspection**

This report reflects a limited operational evaluation of accessible irrigation components observed at the time of inspection. Testing is restricted to visible system activation, zone performance, and observable defects. This is not a pressure certification, design review, or comprehensive underground system analysis.

Refer to Scope of Inspection for detailed limitations.



ITEMS INSPECTED

REPAIR / FURTHER  
EVALUATION

## 1: SUMMARY

### Observations

#### 1.1.1 Executive Summary

#### **EXECUTIVE SUMMARY – IRRIGATION SYSTEM INACTIVE / LIMITED EVALUATION**



The front and rear irrigation systems were not operational at the time of inspection. The systems appeared disconnected from the domestic water supply, and an operable irrigation controller/timer was not present or could not be activated during the evaluation.

Due to these conditions, functional testing could not be completed, and proper zone operation, valve performance, underground piping integrity, sprinkler coverage, drainage performance, and leakage conditions could not be confirmed. Deferred maintenance, concealed leakage, damaged components, or additional system deficiencies may exist.

Recommend restoration of system operation and comprehensive functional evaluation by a qualified irrigation or landscape contractor prior to close of escrow or continued reliance on the irrigation systems.

## 2: INSPECTION DETAILS

### Limitations

General

#### **INACTIVE WATER**

**Observed:**

Water supply to the irrigation system was not active at the time of inspection.

**Implication:**

The irrigation system could not be fully operated or evaluated, and additional deficiencies may exist that were not observable during inspection.

**Recommendation:**

Recommend activation of the irrigation water supply and full functional evaluation under normal service conditions.

### 3: SYSTEM OVERVIEW

## Information

**Scope: Inspection Scope**

**Observed:**

Functional evaluation only; not technically exhaustive.

**Implication:**

This comment provides inspection context or observed system status under conditions present at the time of inspection.

**Recommendation:**

No action required unless other report findings indicate otherwise.

### 4: CONTROLLER / TIMER

## Observations

4.1.1 Operation

**CONTROLLER OPERATION NOT CONFIRMED**

Repair / Further Evaluation

**Observed:**

Controller was not operational or could not be activated at the time of inspection.

**Implication:**

This condition may adversely affect irrigation performance, coverage, efficiency, or reliability.

**Recommendation:**

Recommend evaluation and correction by a qualified irrigation contractor.



## 5: VALVES & ZONES

### Observations

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#### 5.1.1 Operation

#### **ZONE OPERATION NOT CONFIRMED**

##### **Observed:**

Zone operation could not be confirmed because the irrigation system was inactive and disconnected from the water supply at the time of inspection.

##### **Implication:**

Proper irrigation zone function, valve operation, sprinkler performance, and underground piping integrity could not be confirmed under non-operational conditions. Additional deficiencies may exist.

##### **Recommendation:**

Recommend restoration of system operation and comprehensive functional testing by a qualified irrigation contractor.

Repair / Further Evaluation



## 6: SPRINKLER HEADS & DISTRIBUTION

## 7: DRIP SYSTEMS

## 8: BACKFLOW / SUPPLY CONNECTION

## 9: GENERAL OBSERVATIONS

### Observations

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## 9.1.1 Condition

**DEFERRED MAINTENANCE****Observed:**

Observable signs of deferred maintenance and inactive system conditions were noted at accessible irrigation components.

**Implication:**

This condition may adversely affect irrigation performance, coverage, efficiency, or reliability.

**Recommendation:**

Recommend evaluation and correction by a qualified irrigation contractor.