



Thomas & Michael McCoy
TREC#: 21821 & 21415
281-744-5157 / 281-619-0096



6704/6702 W. Fuqua St
Houston, TX

McCoy & McCoy Home Inspections PLLC

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TREC 21821

INVOICE

SOLD TO:

Jeffery Tang

TX

INVOICE NUMBER 20190914-01
INVOICE DATE 09/14/2019

LOCATION 6702 & 6704 W. Fuqua St

REALTOR Lilly Jang

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$450.00	\$450.00
9/14/2019	(\$450.00)	(\$450.00)
	SUBTOTAL	\$450.00
	TAX	\$0.00
	TOTAL	\$450.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Jeffery Tang
(Name of Client)

Concerning: 6702 & 6704 W. Fuqua St, Houston, TX
(Address or Other Identification of Inspected Property)

By: Thomas A McCoy, Lic #21821 09/14/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The contents of this report are for the sole use of the client named herein and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior consent of the inspector waives any claim of error or deficiency in this report.

Due to the age of the home, client is advised / put on notice that this report should be considered to contain only a representative sample of deficiencies and does NOT list all possible issues or deficiencies.

Note: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the inspector's personal experience with similar structures. This inspection does not predict or guarantee future performance.

Homes that are occupied at the time of the inspection do not always allow for unlimited/unrestricted access to all areas of the home. As such it is not possible to fully evaluate all systems of occupied homes such as branch circuit receptacles, dryer vents, under sink areas, closets, flooring and electrical service panels located in garage areas. Inspectors are not required or expected to move furniture/personal items and or disconnect appliances in an effort to gain access to restricted areas.

Please keep in mind, just because some items may be marked as deficient, may not mean they were deficient when the home was built. TREC requires us to mark some items deficient for safety reasons as codes change over time for new construction. Don't expect the homeowner to bring items up to current codes when it may not have been required when this home was built. The purpose of the inspection is to make visual observations of the subject home. The intent of the inspection report is to apprise the client of the inspector's opinions concerning the apparent condition of the home. Although an infrared camera is only used to help the inspector locate problems within the home, like missing or improperly installed insulation or help in detecting moisture problems, it may not always be possible. These types of deficiencies may not always be visible to the inspector due to homes being freshly painted or lack of access to areas. An infrared camera needs at least a 17-20 degree delta split in temperatures in order for it to detect and show these types of problems in great detail. An infrared camera is not x-ray vision, allowing us to see through walls, it can only show a picture based on measuring differences in temperature. The infrared camera is not used to do a complete energy audit of the home.

If this inspection is for a property transaction, all commented items should be repaired or addressed to clients satisfaction prior to the expiration of your option period.

Any statement made in the body of this inspection report pertaining to left, right, front or rear is referenced by standing in front of and facing the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

At this time, the foundation appears to be supporting the structure. The home has shown signs of structural movement. The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the inspector's personal experience with similar structures. This inspection does not predict or guarantee future performance. Recommend further review/repair by licensed professional.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof

Comments:



The roof appears to have multiple layers of shingles. extra layer of shingles are likely to trap heat, causing the material to decompose more rapidly and forcing you to replace the roof earlier. Recommend further review/repair by licensed

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professional.



Recommend sealing the holes on the right side of the property.



Multiple areas of what appears to be blistering of roof covering. Recommend further review by qualified contractor.

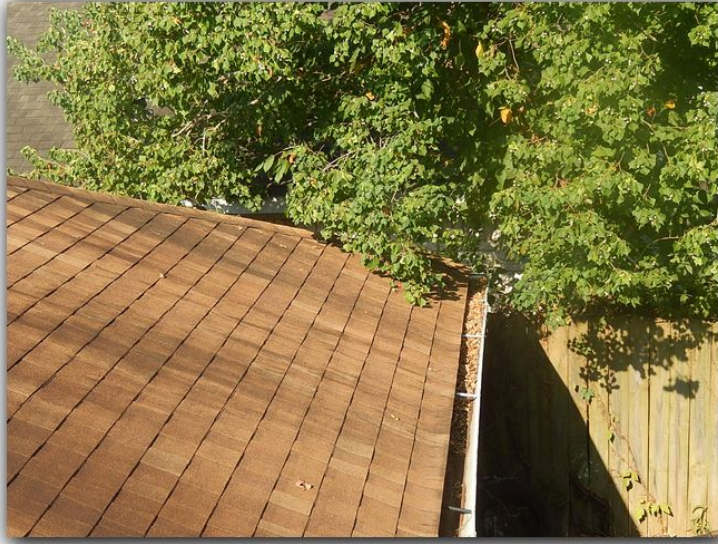
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Tree limbs should maintain separation away from the home to avoid damaging the shingles and exterior surfaces.



Recommend replacing the missing shingles on the right ridge vent.

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Insufficient gap where vertical wall meets roof. Roofing and siding manufacturers require 2 inch gap to allow leaves/debris a path to wash down. Insufficient gap can also cause water to penetrate via capillary action.



Observed deflection of roof surface. Recommend consulting with qualified contractor for further review as to remedy.

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D. Roof Structures and Attics

Viewed From: Attic Access

Approximate Average Depth of Insulation: 7 Inches

Comments:



Detached framing member observed. Recommend consulting with qualified contractor as to remedy.



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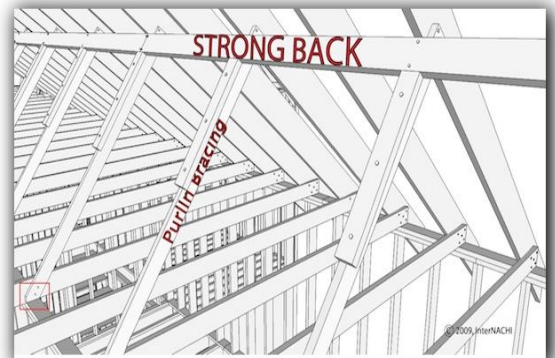
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Broken collar tie observed. Recommend repair.



Broken/missing king post observed. Recommend repair.



Over spanned purlin bracing observed. Purling bracing should be on four foot centers to provide adequate support.

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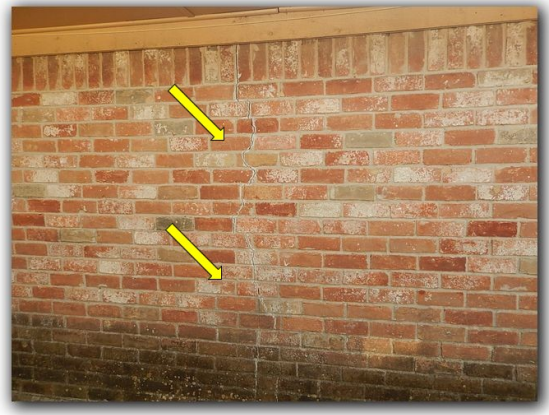
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Missing fire wall for multi-unit housing. Recommend consulting with qualified contractor for further evaluation.

E. Walls (Interior and Exterior)

Comments:



Significant step cracks observed that appeared to be caused by structural

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movement. Ongoing movement is an indicator of continued structural movement and a structural engineer would need to be consulted for further analysis if client deems necessary.



All exterior wall penetrations and exposed openings should be sealed to help prevent water or pests from entering the wall cavity.



Multiple areas of Rot observed around trim.

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Multiple wall cracks observed in both unit 6702 & 6704 consistent with structural movement. Recommend consulting with qualified contractor as to cause and correction.



Observed mud/dirt like substance on bathroom wall of unit 6704. Recommend

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seeking the advise of qualified contractor as to the cause and correction.

F. Ceilings and Floors

Comments:



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Sloping floors observed in Unit 6702 and 6704 that is consistent with structural movement.



Cracks in both unit 6702 & 6704 ceiling observed.

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Broken/damaged tiles observed in both units 6702 & 6704.



Observed indication of previous moisture intrusion in unit 6704. At the time of the inspection it did not appear to be active when tested.

G. Doors (Interior and Exterior)

Comments:

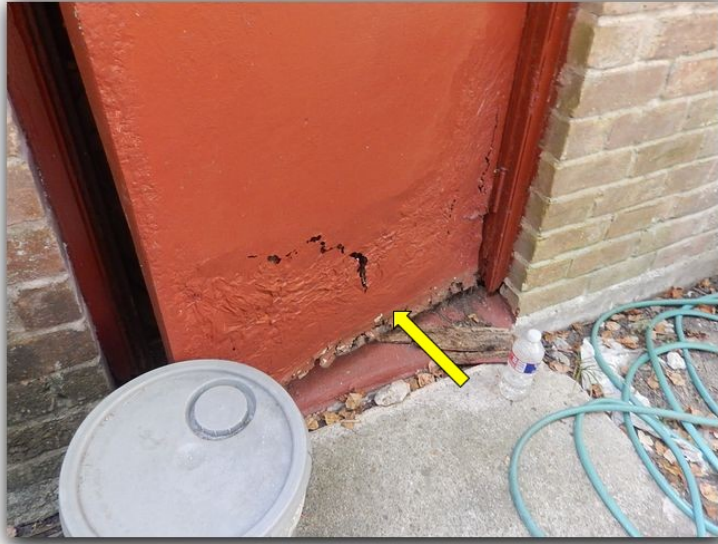
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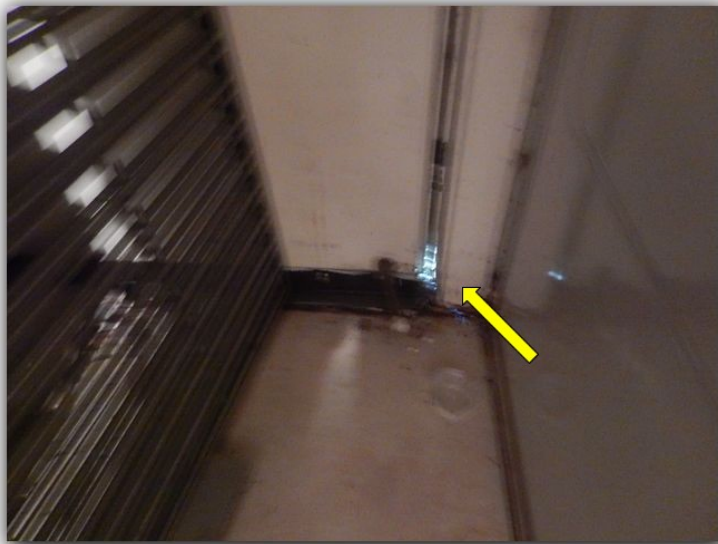
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Recommend replacing the damaged rear door of unit 6704.



Weather stripping torn/damaged and/or missing on one or more exterior door(s).

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Exterior doors do not have thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort.



The bathroom door is not properly attached to the door frame in unit 6704. Recommend installing proper fasteners to the door hinges.

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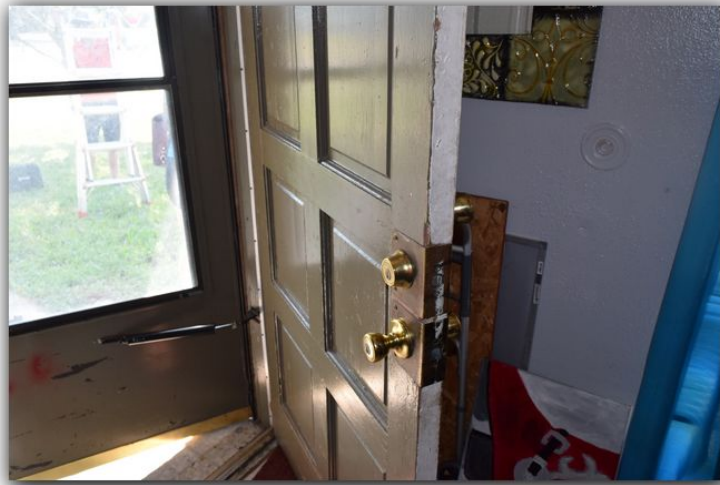
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Multiple doors in both unit 6702 & 6704 were out of square or binding consistent with structural movement.



Front door of unit 6704 difficult to latch.

H. Windows

Comments:

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Window in multiple bedrooms sill height are above maximum height of 44" for egress. Both Units.



The caulking and glazing around the windows is showing signs of deterioration and may need to be replaced.

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The inspector was unable to lock the rear window in unit 6704. Recommend repair to prevent a possible safety hazard.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

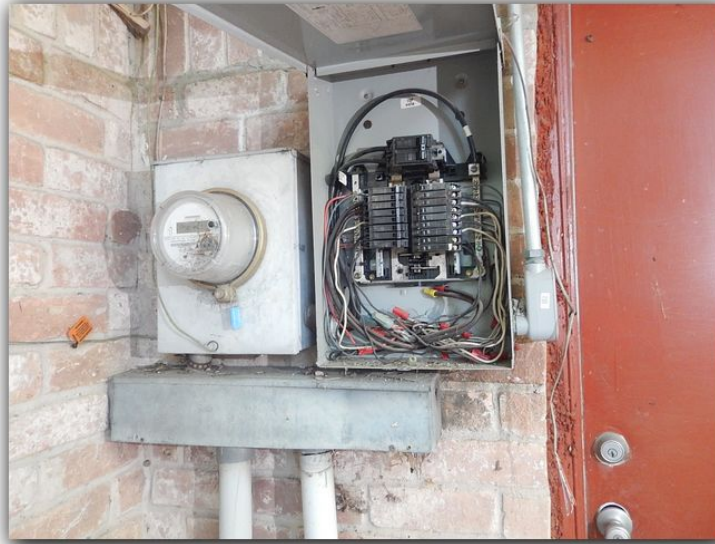
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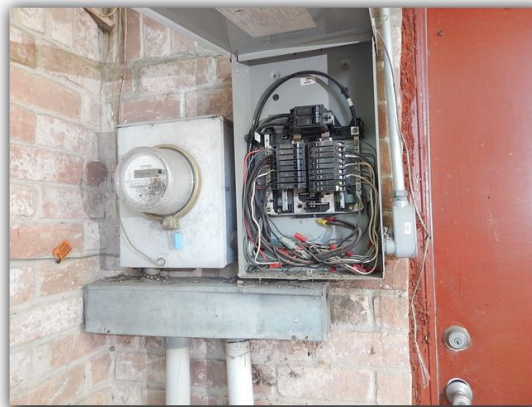
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The inspectors observed a missing dead front on units 6704 electrical panel. Recommend replacing the missing dead front to prevent possible electrocution.



The Circuit Directory label identifying individual electrical circuits was missing from the service panel cabinet. As such it is not possible to determine adequate breaker and conductor sizing. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrician.

Both Units.

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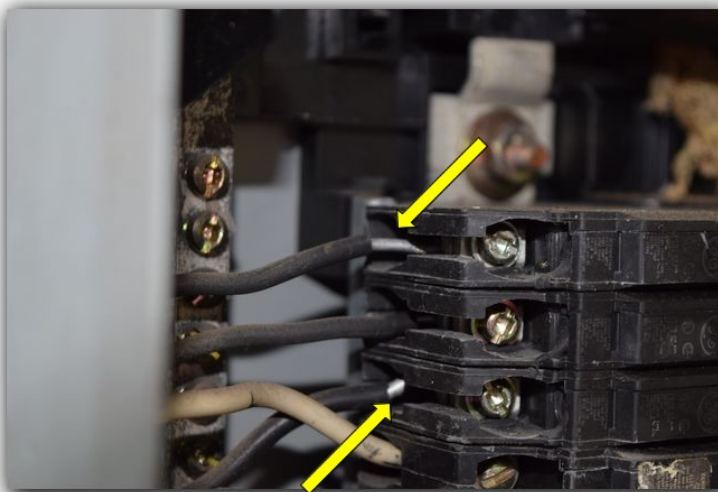


Observed a loose/missing grounding rod for electrical service entry panel/ gas supply. This is a safety hazard as the home is not properly bonded and poses a electrocution/ Fire hazard and should be corrected immediately. Recommend repair by qualified electrical contractor prior to close.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper/Aluminum

Comments:



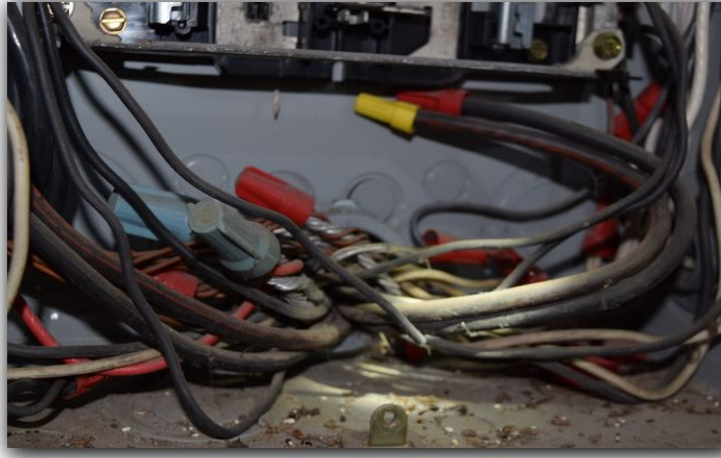
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House is wired with aluminum wiring, Acceptance of this condition rests solely with client. Houses wired with aluminum wiring is known by the insurance industry to have higher risk of electrical fires and insurance rates are usually higher for houses with aluminum wiring. Recommend evaluation by an electrician. Both Units: 6702 & 6704



Some electrical receptacles in the home were inoperable at the time of the inspection. The Inspector recommends repair by licensed professional. Front outdoor receptacle.

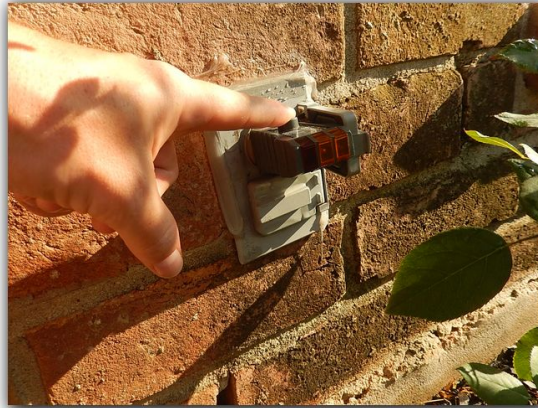
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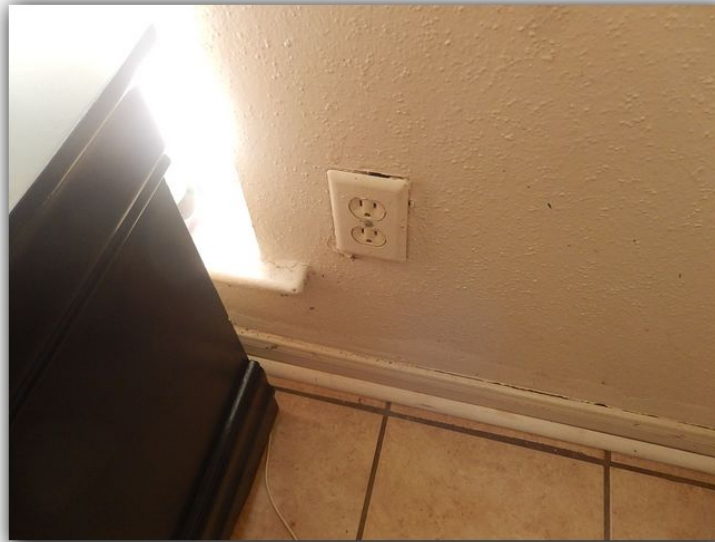
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Did not observe GFCI protection of all outlets in required locations, including kitchen, garage, all bathrooms and exterior locations. This condition is a recognized safety hazard and is in need of repair.



Electrical receptacles at various areas in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor.

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Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer.



Inadequate number and/or improper location of smoke detectors in unit 6704. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.

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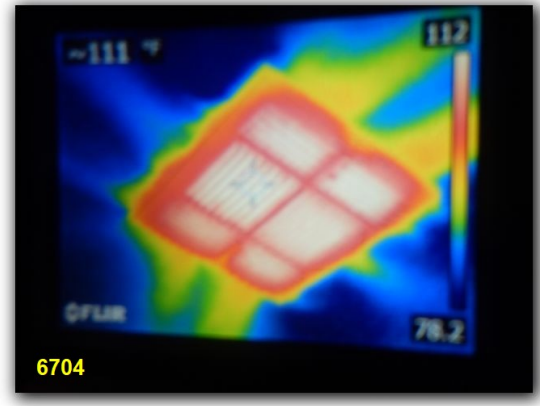
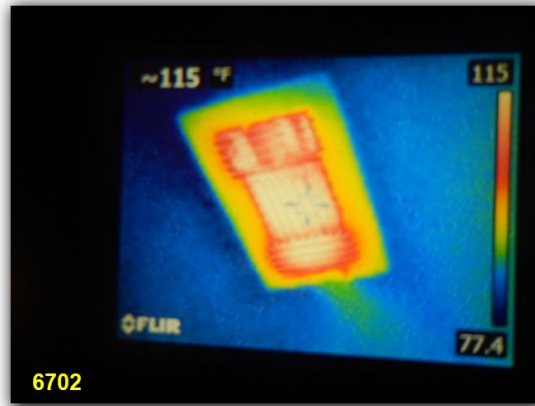
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Electric

Comments:



Recommend the heating and cooling systems be serviced by a licensed HVAC technicians prior to each heating and cooling season. The inspector has limited visual access to the HVAC system only a licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.

B. Cooling Equipment

Type of Systems: Central

Comments:

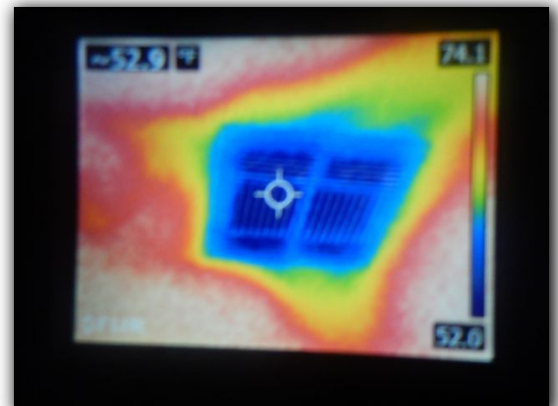
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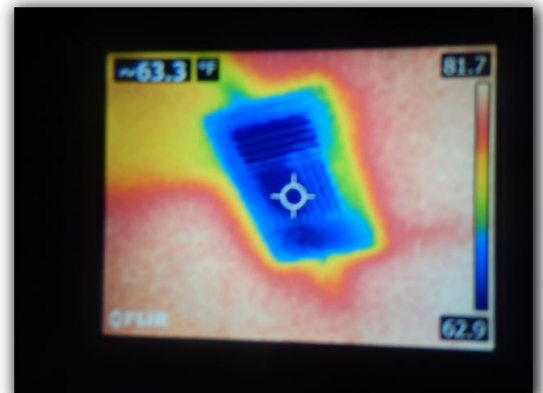
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Temperature Differential at time of inspections was 21.1 degrees. Temperature differential should fall between 15-20 degrees for proper cooling. Recommend further review by licensed professional.



Temperature Differential at time of inspections was 14.4 degrees. Temperature differential should fall between 15-20 degrees for proper cooling. Recommend further review by licensed professional.

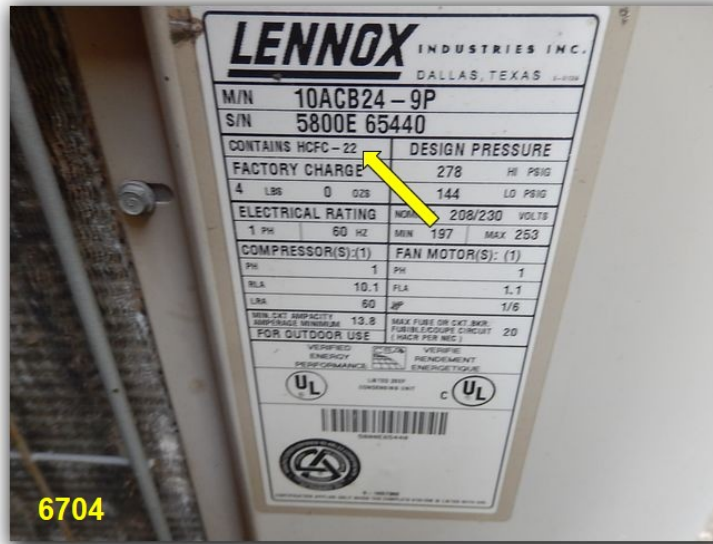
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The Condenser data plate indicates the system was filled with R-22 refrigerant which is no longer being produced or imported after 1/1/2020. What is available on the market is a diminishing supply. Therefore if any addition refrigerant for this system is needed the cost will be going up. For more information please visit <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>



Recommend replacing the damaged/missing suction line insulation.

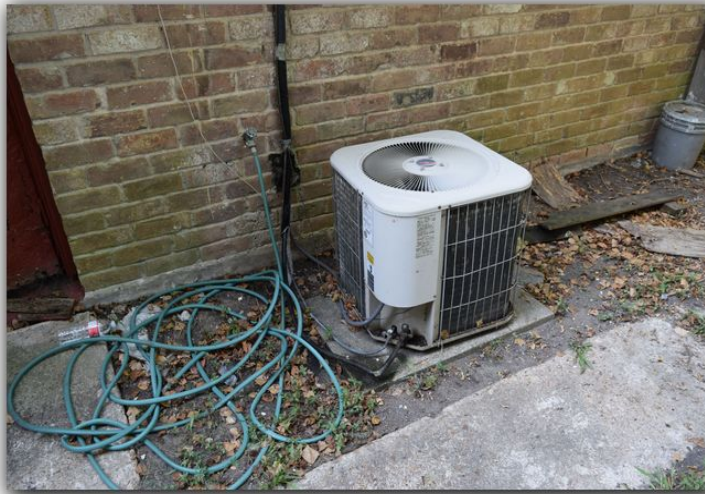
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Condensing units in both units insufficiently elevated.

C. Duct Systems, Chases, and Vents

Comments:

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Observed improper duct installation. Duct should be elevated off attic flooring. Recommend repair prior to closing.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: Left side of unit 6704/ right side of Unit 6702

Static water pressure reading: 55 P.S.I.

Comments:



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Galvanized piping was observed by inspector. Rusting galvanized piping can greatly reduce water pressure and eventually cause leaks as rust creates holes in pipe walls. Problems are likely to occur on pipes carry hot water, horizontal pipes and at threads. Both Units 6702 & 6704



The hose bibs and main water supply lines are not fully / properly insulated.



The inspector observed multiple valves missing the on/off wheel. Recommend replacing the on/off wheels to allow the valve to be turned off in the event of a leak.

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All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head.

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The secondary bathroom on/off valve was observed leaking at the time of inspection. Recommend repair by a licensed professional. Unit 6704.



Inspector observed missing anti-siphon devices at multiple locations around home. Anti-siphon valves prevent the introduction of contaminated water from entry the water system and are required on all exterior hose bibs and at dishwasher and food disposal connections. Recommend the installation of devices at location of missing devices.

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B. Drains, Wastes, and Vents
Comments:

C. Water Heating Equipment
Energy Sources: Electric
Capacity:
Comments:



Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged. Both units 6702 & 6704

D. Hydro-Massage Therapy Equipment
Comments:

V. APPLIANCES

A. Dishwashers
Comments:

Dish washers did not operated at the time of the inspection.
Both Units: 6702 & 6704

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B. Food Waste Disposers

Comments:



Units 6704: Food waste disposal unit would not operate at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:



Missing Anti-tip device on Range. Recommend installation of Anti-tip device to prevent possible bodily injury due to range tipping forward. Both Units: 6702 & 6704

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

Unable to evaluate the dryer venting system due to the presence of appliances.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: [Pool Construction Types](#)

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments: