



PROPERTY INSPECTION REPORT

Prepared For: Billie Pennings
(Name of Client)

Concerning: 2207 Bernardo De Galvez Avenue, Galveston, TX 77550
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 03/25/2021
(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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 <http://www.trec.texas.gov>

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, bathrooms, 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 license holders 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 require 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



Home Inspection Report

Prepared exclusively for

Billie Pennings



PROPERTY INSPECTED:
2207 Bernardo De Galvez Avenue
Galveston, TX 77550

DATE OF INSPECTION: 03/25/2021

Inspection No. 521350-643

INSPECTED BY:

Danny Marlow
6484 Sea Isle
Galveston, TX 77554
danny.marlow@pillartopost.com
(409) 443-5694

INSPECTOR:

Danny Marlow
Lic.#: 23187
danny.marlow@pillartopost.com
(682) 459-3732

Each office is independently owned and operated

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation is pier & beam and was performing as designed at time of inspection.
- There were various pilings where mortar was noted as being deteriorated/missing. Recommend having qualified contractor evaluate and repair as needed to prevent further deterioration and damages.
- There was wood rot/deterioration noted at various support beams under home. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages.

E. Walls (Interior and Exterior)

Comments:

- Wood siding with wood trim (exterior). Drywall with wood trim (interior).
- There was moderate to heavy wood rot/deterioration noted at multiple areas of siding. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages.
- There were miscellaneous stress cracks noted at walls (typically associated with settlement).
- There were possible moisture related damages noted at wall under window in front bedroom (possible previous window leak).

Wood Rot repaired
4/21 + 6/21

Repaired
5/21

H. Windows

Comments:

- Windows are old and in various states of repair.
- Some windows were not opening (possible painted shut).
- There was missing or damaged hardware noted at multiple windows. Recommend repairs for security.
- Multiple exterior window shutters were noted as being damaged. Recommend repairs as needed for proper operation.

K. Porches, Balconies, Decks, and Carports

Comments:

- Guardrail height on decks were measured at 32". Guardrail height should be 36" - 42", this is a safety hazard and should be corrected for safety.
- There were miscellaneous damages noted at deck boards and trim. Recommend repairs as needed.

Porches repainted
wood repaired
5/21

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VI. OPTIONAL SYSTEMS

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

- Gunite with plaster construction.
- Pool equipment and was operated on the day of inspection and appeared to function as intended.
- Re-caulk/re-seal the gap between the coping and the deck.
- Fence is not proper height. May not meet local requirements.
- Pump/filter pipe components are not labeled to indicate function.

Recommend having equipment labeled for proper operation.

"The following Pool Safety Barrier improvements should be considered to provide additional barriers to accidental entry into the pool by unsupervised children.

Gates should open out from the pool and should be self closing and self latching. The latches should not be accessible to a small child outside of the fenced area.

- Installation of a self-closing/self latching mechanisms serving the pool barrier fence gates that provides enough force for positive gate latching.
- The latches should be relocated to the inside of the gates
- Lower the bottom of the fences and gates to within 2" of the grass/soil surfaces when closed
- Install latch barriers so that there are no openings greater than 1/2" within 18" of the latch release mechanism to prevent a young child from reaching through the gate and releasing the latch.

Install door alarms on all home doors providing access to the pool area. These doors should be self-closing and self-latching or locks beyond the reach of children."

C. Outbuildings

Comments:

- Exterior was noted as showing heavy wood rot/deterioration. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages

WOOD ROT REPAIRED + GARAGE REPAINTED

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation is pier & beam and was performing as designed at time of inspection.
- There were various pilings where mortar was noted as being deteriorated/missing. Recommend having qualified contractor evaluate and repair as needed to prevent further deterioration and damages.
- There was wood rot/deterioration noted at various support beams under home. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages.



REPLACED
6/21



REPLACED
5/21

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II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- All wiring appears to be coppers due in good condition.
- Smoke detectors were not found at all required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock(kitchen & exterior).
- Receptacle on upper back deck was showing to have hot and neutral wires reversed when tested. Recommend repairs needed for proper operation and safety.
- There was a damaged junction box cover noted at back of garage. Recommend repairs for intended protection and safety.
- There were exposed wires noted at back exterior of garage. Recommend having licensed electrician evaluate and terminate properly for safety.
- There were open wire splices noted on underside of home. Wire splices should be made in a closed junction box. Recommend having licensed electrician evaluate and repair as needed for intended protection and safety.
- There were miscellaneous wires noted as not being properly supported under home. Recommend having licensed electrician evaluate and repair as needed.
- There was damaged/deteriorated junction boxes noted under home. Recommend having licensed electrician evaluate and repair as needed for intended protection and safety.

SMOKE DETECTORS INSTALLED 3/21

WIRES REMOVED 5/21
WIRING REPAIRED 5/21

JUNCTION BOXES REPLACED 5/21

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- (1) Package unit(manufactured in 2017).
- System was heating as designed at at time of inspection.
- (1) Forced air furnace.
 - Natural gas energy source.
 - System could not be tested due to no internet connection at thermostat. Recommend having tested when internet connection is restored.
 - Furnace vent clearance to combustible material is insufficient and is a fire hazard. The vent is required to maintain a 1" gap to all combustible materials.

INTERNET CONNECTED TO AC 4/21

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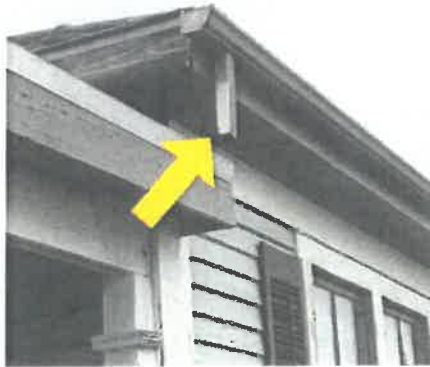
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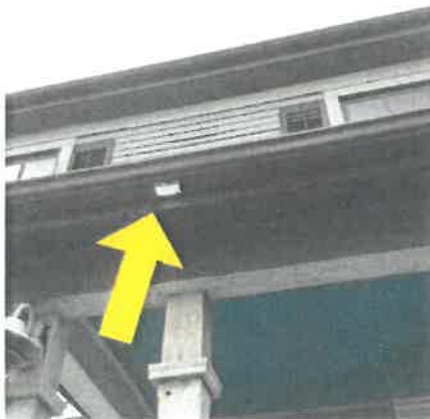
B. Grading and Drainage

Comments:

- There were miscellaneous areas where downspouts were noted as being damaged or missing. Recommend repairs for proper drainage.
- Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation.



DOWN SPOUTS
REPAIRED
6/21



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I NI NP D*

C. Roof Covering Materials

Comments:

- Roof was accessed for inspection.
- No deficiencies were noted at time of inspection.

D. Roof Structures and Attics

Comments:

- Attic spaces were observed from the attic access/work platform. Some areas are not visible from this vantage point and were not inspected.
- Insulation was approximately 8" inches thick at time of inspection (vermiculite & radiant barrier).
- Insulate pull down stairway door to promote insulation barrier to reduce moisture/condensation related damages and promote energy efficiency.



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E. Walls (Interior and Exterior)

Comments:

- Wood siding with wood trim (exterior). Drywall with wood trim (interior).
- There was moderate to heavy wood rot/deterioration noted at multiple areas of siding. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages.
- There were miscellaneous stress cracks noted at walls (typically associated with settlement).
- There were possible moisture related damages noted at wall under window in front bedroom (possible previous window leak).



REPAIRED
5/21



FRONT
REPAIRED
5/21

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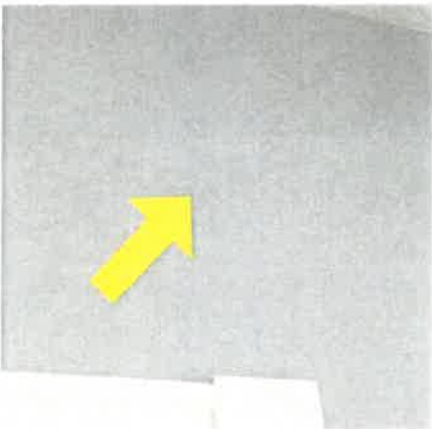
I NI NP D*



REPAINTED
5/21



REPAINTED
5/21



→ REPAINTED
5/21

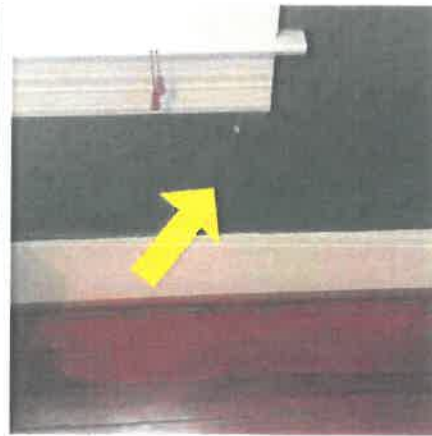
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REPAIRED
5/21



F. Ceilings and Floors

Comments:

- There were stress cracks noted at ceilings in upstairs bedroom and in kitchen (typically associated with settlement).



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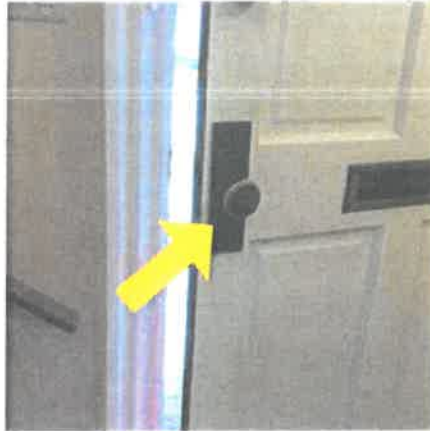
D = Deficient

I NI NP D*

G. Doors (Interior and Exterior)

Comments:

- Door knob on interior of front door was noted as being damaged. Recommend repairs for proper operation.



REPAIRED
5/21

H. Windows

Comments:

- **Windows are old and in various states of repair.**
- **Some windows were not opening (possible painted shut).**
- **There was missing or damaged hardware noted at multiple windows. Recommend repairs for security.**
- **Multiple exterior window shutters were noted as being damaged. Recommend repairs as needed for proper operation.**



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I. Stairways (Interior and Exterior)

Comments:

- No deficiencies were noted at time of inspection.

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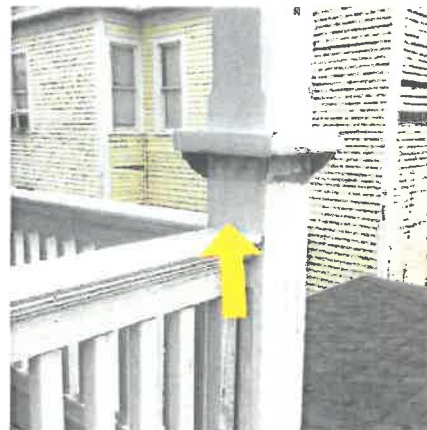
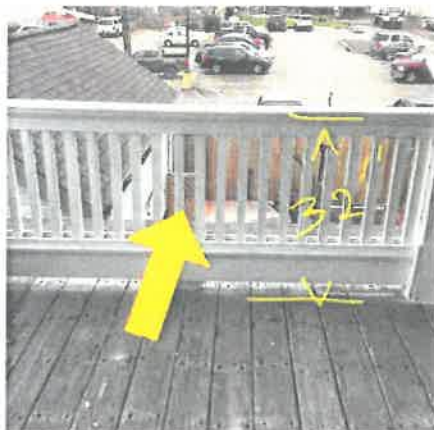
J. Fireplaces and Chimneys

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-
-
-

K. Porches, Balconies, Decks, and Carports

Comments:

- **Guardrail height on decks were measured at 32". Guardrail height should be 36" - 42", this is a safety hazard and should be corrected for safety.**
- **There were miscellaneous damages noted at deck boards and trim. Recommend repairs as needed.**



REPAIRED
3/21

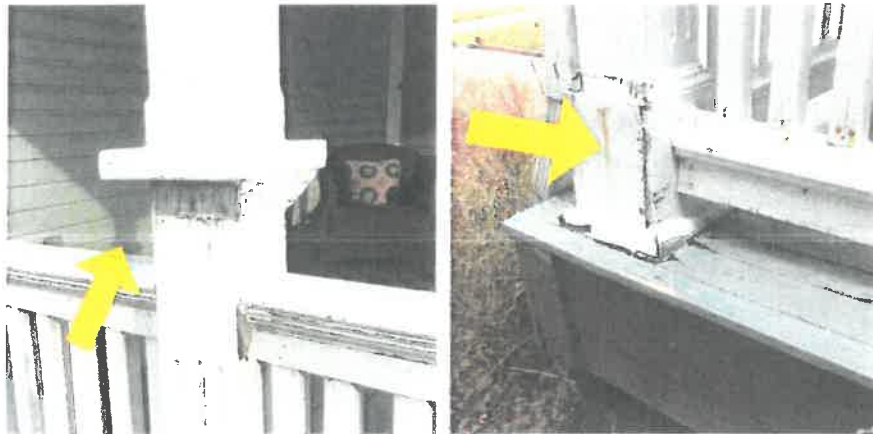
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REPAIRED
4/21

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-

L. Other

II. ELECTRICAL SYSTEMS

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-
-
-

A. Service Entrance and Panels

Comments:

- 120/240 volt, 200 amp service.
- Grounding is through grounding rod to earth.
- Main disconnect is located in in service panel on back exterior of garage.



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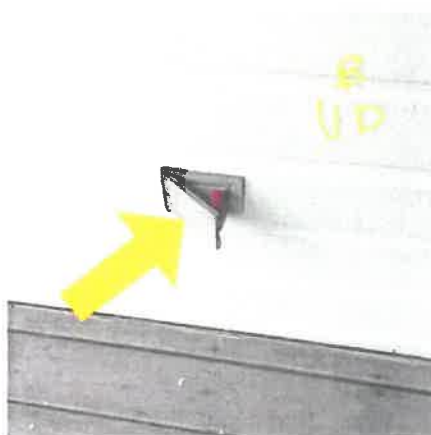
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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- All wiring appears to be coppers due in good condition.
- Smoke detectors were not found at all required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock(kitchen & exterior).
- Receptacle on upper back deck was showing to have hot and neutral wires reversed when tested. Recommend repairs needed for proper operation and safety.
- There was a damaged junction box cover noted at back of garage. Recommend repairs for intended protection and safety.
- There were exposed wires noted at back exterior of garage. Recommend having licensed electrician evaluate and terminate properly for safety.
- There were open wire splices noted on underside of home. Wire splices should be made in a closed junction box. Recommend having licensed electrician evaluate and repair as needed for intended protection and safety.
- There were miscellaneous wires noted as not being properly supported under home. Recommend having licensed electrician evaluate and repair as needed.
- There was damaged/deteriorated junction boxes noted under home. Recommend having licensed electrician evaluate and repair as needed for intended protection and safety.

INSTALLED
3/21



REPAIRED
5/21

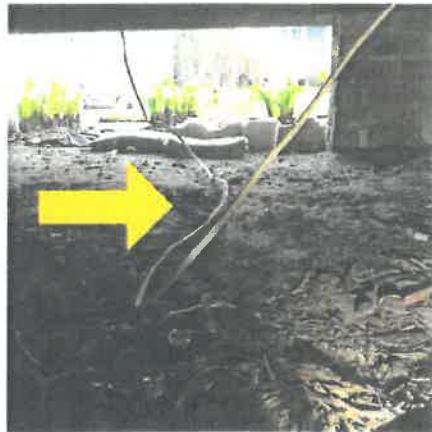
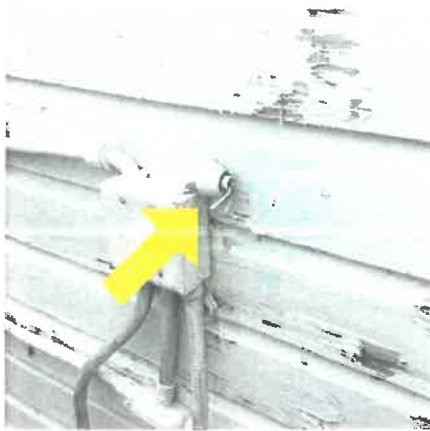
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REPAIRED
5/21



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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- (1) Package unit(manufactured in 2017).
- System was heating as designed at at time of inspection.
- (1) Forced air furnace.
- Natural gas energy source.
- System could not be tested due to no internet connection at thermostat. Recommend having tested when internet connection is restored.
- Furnace vent clearance to combustible material is insufficient and is a fire hazard. The vent is required to maintain a 1" gap to all combustibile materials.



REPAIRED
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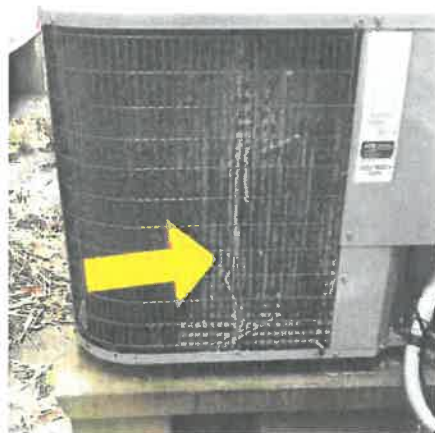
D = Deficient

I NI NP D*

B. Cooling Equipment

Comments:

- (1) Package unit downstairs (manufactured in 2017).
 - System was cooling as designed at time of inspection.
 - (1) Split system (manufactured in 2015).
 - System could not be tested due to no internet connection at thermostat.
- Recommend testing when internet connection is present.
- There damaged/deteriorated coils noted at condenser. Recommend having HVAC technician evaluate and repair as needed.



INTERNET
CONNECTED

C. Duct Systems, Chases, and Vents

Comments:

- There was damaged duct work noted at floor register in kitchen.
- Recommend having HVAC technician evaluate and repair as needed for proper air flow.



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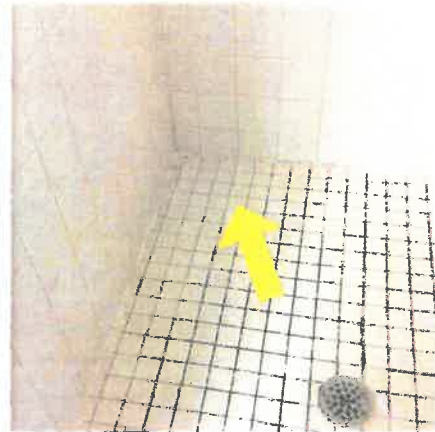
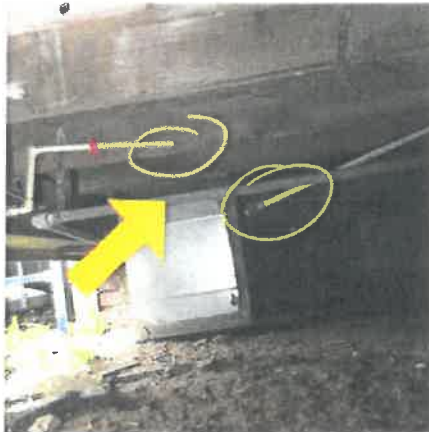
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Water meter is located in front yard at street.
- Static water pressure was 64 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- Water line to hose bib on left side of home was noted as being broken/disconnected under home. Recommend repairs for proper operation.
- Tile grout/caulk repairs required at both shower enclosures.

REPAIRED
5/24



REPAIRED
5/24



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I NI NP D*

B. Drains, Wastes and Vents

Comments:

- Sink in hallway bathroom was noted to be draining slowly (possible blockage). Recommend having licensed plumber evaluate and repair as needed for proper drainage.

Draining properly 5/21



C. Water Heating Equipment

Comments:

- Tankless water heater.
- Electric energy source.
- There was no drain pan noted at time of inspection. Recommend having licensed plumber evaluate and repair as needed.

D. Hydro-Massage Therapy Equipment

E. Other

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.
- There is no anti-siphon loop or air admittance valve at the drain line. Recommend further evaluation by a qualified technician to make repairs, or replace, as needed.

B. Food Waste Disposers

Comments:

- Food waste disposer was operating as designed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- Range Hood was tested and appears to be performing its intended function at time of this inspection(noisy fan).

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D. Ranges, Cooktops, and Ovens

Comments:

- Front cook tops were not lighting at time of inspection. Recommend repairs as needed for proper operation.



→ COOKTOP REPLACED
5/21

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fans were not present in bathrooms. Exhaust fans help remove odors and moisture, but are not required if there is a operable window in the bathroom. Recommend window repairs or installing exhaust fans for proper ventilation.

G. Garage Door Operators

Comments:

- No access to garage at time of inspection.

H. Dryer Exhaust Systems

Comments:

- Exterior vent cover was missing. Recommend replacement.



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

- Gunite with plaster construction.
 - Pool equipment and was operated on the day of inspection and appeared to function as intended.
 - Re-caulk/re-seal the gap between the coping and the deck.
 - Fence is not proper height. May not meet local requirements.
 - Pump/filter pipe components are not labeled to indicate function. Recommend having equipment labeled for proper operation.
- "The following Pool Safety Barrier improvements should be considered to provide additional barriers to accidental entry into the pool by unsupervised children.

Gates should open out from the pool and should be self closing and self latching. The latches should not be accessible to a small child outside of the fenced area.

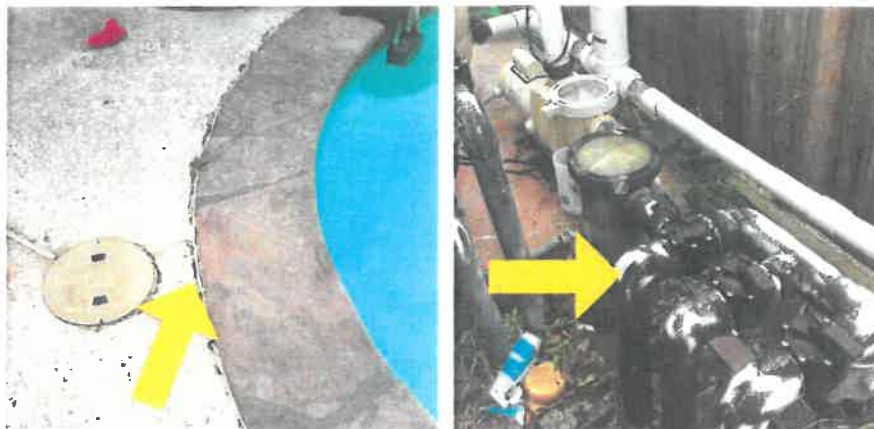
- Installation of a self-closing/self latching mechanisms serving the pool barrier fence gates that provides enough force for positive gate latching.

- The latches should be relocated to the inside of the gates

- Lower the bottom of the fences and gates to within 2" of the grass/soil surfaces when closed

- Install latch barriers so that there are no openings greater than 1/2" within 18" of the latch release mechanism to prevent a young child from reaching through the gate and releasing the latch.

Install door alarms on all home doors providing access to the pool area. These doors should be self-closing and self-latching or locks beyond the reach of children."



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C. Outbuildings

Comments:

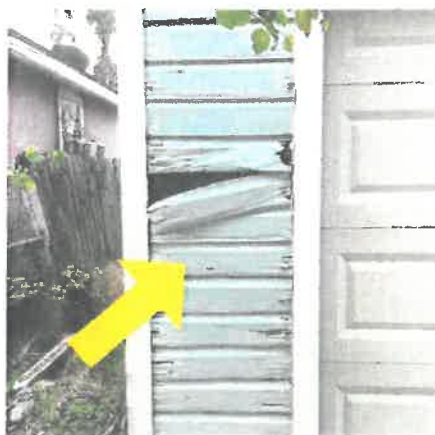
- Exterior was noted as showing heavy wood rot/deterioration. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages

REPAIRED 5/21 ←



REPAIRED 5/21

REPAIRED 5/21



→ REPAIRED 5/21

D. Private Water Wells

E. Private Sewage (Septic) Systems

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NP = Not Present

D = Deficient

I NI NP D*

F. Other



Inspection #: 521350-643