



**1730 W HWY 70  
Springlake, TX 79082**

Prepared for:  
Rex & Rhonda Fennell

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# PROPERTY INSPECTION REPORT FORM

Rex & Rhonda Fennell <i>Name of Client</i>	10/20/2022 <i>Date of Inspection</i>
1730 WHWY 70, Springlake, TX 79082 <i>Address of Inspected Property</i>	
Jordan J Parker <i>Name of Inspector</i>	22121 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.



## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

**Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.**

**This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.**

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**

Additional Inspectors:	NA
Inspection Beginning Time:	1:00 PM
Inspection Ending Time:	3:45 PM
Home Orientation:	North
Weather Conditions:	Sunny
Starting Temperature:	75°F
Home Content:	Occupied
Purpose of Inspection:	Pre-Market Inspection
Buyer's Real Estate Agent:	Monty Edwards, M. Edwards Realtors

# INSPECTION AGREEMENT

## Scope of the Inspection

1. The inspection and report are made in conformity with the Texas Real Estate Commission Standards of Practice of the Texas Real Estate Commission. The inspection and report are limited by the terms, exclusions, and limitations as stated in the Standards of Practice. The Standards of Practice are available at <https://www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.227>.
2. The inspection services and report provided by Joe Bellar Real Estate Inspection, LLC are based on a visual inspection of the readily accessible areas and functioning systems of the property at the time of the inspection. The report is intended to disclose to the Client the major defects that could significantly affect the clients' assessment of the house, and is essentially a "snapshot" of the house as of the date of the inspection. Joe Bellar Real Estate Inspection, LLC is not liable for problems which cannot be reasonably discovered in a limited inspection. The inspector's primary concern is to use accessible and visible clues combined with training and experience to discover major and unsafe conditions, so that the Client can make his or her own evaluation of the overall condition of the home.
3. Home ownership brings with it the certainty that failures and repairs will occur. This inspection is not intended to determine or estimate remaining life expectancy or future performance of any inspected item, part, system or component. The home inspection will not be able to predict such occurrences.
4. This inspection is not an environmental inspection for conditions such as, but not limited to asbestos, mold, lead based paint, wood destroying insects or organisms, and other toxic items. Environmental items such as these require separate licensing beyond the professional home inspector license.
5. The compliance of building codes, building permits, ordinances, statutes, or restrictions are excluded from the scope of this inspection. Each municipality adopts and rejects building codes depending on their location and accepted construction practices. In areas outside of the municipalities' jurisdiction, there may be no building code, permit requirements, ordinances, statutes, or restrictions. Therefore, the Standards of Practice are applied to accommodate the inspector's licensure across the state of Texas.
6. This inspection and report are in no way to be considered as a warranty, guaranty, or insurance policy expressed or implied, regarding the condition of the inspected property or any hidden or latent defects. The Client acknowledges that certain components may function consistent with their purpose at the time of this inspection, but due to their nature are subject to change or deterioration without notice. All warranties or insurance policies provided by, but not limited to, Home Warranty Companies, Home/Property Insurers, or Manufactures are separate from the inspection report. Any discrepancies, dishonored warranties or insurance policies from those entities should be resolved between the Client and that entity.

## Dispute Resolution

1. The Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, as limited above, shall be made in writing and reported to Joe Bellar Real Estate Inspection, LLC within ten business days of discovery. The Client further agrees that, except for emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications, or repairs to the claimed discrepancy prior to a reinspection by the Inspector. The Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
2. Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the Client and Joe Bellar Real Estate Inspection, LLC or by arbitration conducted in accordance with the rules of an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.



3. The Client understands and agrees that the maximum liability of Joe Bellar Real Estate Inspection, LLC and its Managers and Members to the Client is limited to the money that is paid by the Client to Joe Bellar Real Estate Inspection, LLC and there shall be no other liability of any kind that may be asserted by the Client against Joe Bellar Real Estate Inspection, LLC or its Managers and Members.
4. If any part of this contract is declared invalid or unenforceable by any court or competent jurisdiction, the remaining parts of this agreement shall remain in effect, and shall not be affected thereby except as necessary to adjust for the invalidated part.

#### **Client Duties**

1. The Client's presences at the time of the inspection is not required. However, their presence and questions during the inspection are beneficial to understanding the final report and arriving at his or her own conclusions about the inspected property. If for any reason the Client is not present at the time of the inspection, this agreement should have been emailed to the client prior to the inspection for their review and electronic signature. The inspection report will not be released to the client until this agreement has been returned to Joe Bellar Real Estate Inspection, LLC.
2. The inspector is a generalist with limited knowledge across many fields, and is not to be considered an expert in any specific field. In any instance where there is a specific concern either by the Client or as raised by Joe Bellar Real Estate Inspection, LLC, the Client is advised to secure further evaluation from a contractor or other professional specializing in the concerning area before proceeding with the purchase. Repair methods and the true cost of repairs should be determined by communicating with appropriate contractors, tradesmen or experts.

#### **Payment for Service**

1. Joe Bellar Real Estate Inspection, LLC is a service provider and is paid for services rendered. Payment for the service is the responsibility of the client for whom the inspection was performed. Payment responsibility is not limited or negated by any, but not limited, to the following:
  - Contingent on the purchase of the home/property inspected;
  - Misplaced invoices by the title company or the lending entity;
  - Changes in the title company or lending entity; and
  - Failure by the inspection service provider to submit an invoice before a file is closed.
  - Promise by the home/property seller to pay for all closing costs. Responsibility remains with the client to ensure and verify that the estimated closing cost documents are accurate, and the inspection service fee has been recorded in the correct section and at the correct fee amount.
2. The Client agrees to pay Joe Bellar Real Estate Inspection, LLC for the invoiced inspection and related fees. Payment for the service is due at the time the inspection is provided unless other arrangements have been established.

**Joe Bellar Real Estate Inspection, LLC contracts with a credit collection agency and a credit reporting agency. If payment for inspection service fees is not paid after standard requests have been made, the client's name and information will be provided to the credit collection agency for collection and credit reporting.**

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D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Pier & Beam - Crawlspace with Partial Concrete Slab (Garage)

*Comments:*

- Cracks are visible at the garage floor. See the following image. The cracks are larger than 1/8th of an inch which indicates the cracks are not shrinkage cracks typically found in a garage.
- Visible aggregate and concrete deterioration observed at southeast foundation wall locations. See the following image.
- Visible cracks are present at the garage northwest corner foundation wall brick. See the following image.
- At the time of the inspection the soil in the crawlspace floor near the outside closet entry was damp. NOTE: The water intrusion present may have been from water entering the crawlspace from the exterior due to low areas in the adjacent grade.

Moderate Movement - There are indications of moderate foundation movement. The foundation is performing as intended at this time. The extent of visible foundation movement observed at this time may not warrant repairs. A qualified foundation repair company or professional engineer should be consulted for further evaluation and advice regarding maintenance of the foundation.

*Crawl Space Inspected By:*

The crawl space was viewed from the opening in the outside storage closet. Due to limited height (less than 18") and/or limited opening access (24" wide and 18" high) the crawlspace could not be entered, and the foundation components in the crawlspace past this area could not be observed.





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**B. Grading and Drainage**

*Comments:*

- Erosion to the grade is present at the following locations: east elevation planter bed, west elevation planter bed, and the north elevation planter bed, and the south elevation. These are areas where the soil has washed away and the grade is flat or negatively slopped, and water will not drain away from the home as intended. Consider corrective landscaping in these areas.

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Fiberglass Shingles

*Viewed From:* Walked on Roof

*Comments:*

- Two lifting shingles are present at the north roof slope. See the following image.
- Deterioration is present to a drain waste vent rubber boot flashing on the roof. See the following image.

NOTE: Joe Bellar Real Estate Inspection, LLC cannot determine the insurability of the roof. Each insurer adopts its own criteria. Consult the insurer of your choice to determine insurability of the roof prior to the purchase of the home.



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**D. Roof Structures and Attics**

*Viewed From:*

Scuttle Entrance

*Approximate Average Depth of Insulation:*

6" - 8" Cellulose, and 3 1/2" Fiberglass Batting (Garage)

*Comments:*

NOTE: The attic space is not 100% visible due to insulation, duct work, and enclosed attic locations.

**E. Walls (Interior and Exterior)**

*Comments:*

- Typical sheetrock joint tape cracks are present around various doors/windows in the home.
- Caulk or grout maintenance is needed at the following areas: tub surround corners in the hallway bathroom tub, and the shower surround corners in the master bathroom shower.
- Vegetation is growing against the east, southeast, southwest, and north areas of the home's exterior walls. NOTE: Areas covered by vegetation are visually inaccessible for inspection.
- Peeling paint, water damage, and wood rot is present at the exterior fascia and soffit siding. See the following image.
- Peeling paint, water damage, and wood rot is present at the garage northwest exterior corner trim, and the attached plant hanger near the patio.
- Holes consistent with removed screws or nails are present at one or more areas of the exterior siding. Larger holes approximately 1"-2" in size are present at the south wall of the garage.
- Damage is present to the bottom lap of the south exterior wall siding.
- Deteriorated spray foam is present at the wall penetration around the kitchen sink drain waste vent.

NOTE: Various areas of the interior walls were not visible and could not be inspected due to personal/staged items in the home.





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- F. Ceilings and Floors**  
*Comments:*
- Past water damage or staining is present at the following ceilings: outside closet ceiling. NOTE: These areas were dry at the time of the inspection.
  - The ceiling covering is deflecting at the following areas: outside closet ceiling, patio ceiling, hallway ceiling and the garage ceiling. NOTE: This issue can have various causes many related to previous water intrusion warping the material. These areas were dry at the time of the inspection.
- NOTE: Cosmetic cracks are present at the following ceilings: kitchen ceiling, and the master bedroom.  
 NOTE: Past repairs have been made to the following ceilings: hallway ceiling, and the master bedroom,
- G. Doors (Interior and Exterior)**  
*Comments:*
- Door hinges are loose or detached from the door frame at the following doors: master bedroom passage door.
  - Door stops are needed at the following doors to keep them in the open position: laundry room passage door.
  - Damaged weather stripping is present at the following doors: back exterior door.
  - The following folding doors are not in the guide track: kitchen pantry door
  - The following doors drag the floor: hall heater closet door.
  - The following doors hit the door jamb when they are opened and closed: patio exterior door.
  - The following door strike plates are missing: hall heater closet door.
  - The following storm door screens are damaged, or torn: back exterior storm door.
  - Peeling paint, water damage, and wood rot is present at the door, door frame, and/or threshold in the following areas: outside closet door, patio exterior door, and the garage overhead door opening. This indicates that water migrates between the porch/driveway and the door frame.
- H. Windows**  
*Comments:*
- Water stains, and/or peeling paint are present at the following interior windows sills and/or window frames: master bedroom south wall east side window, and the dining area west wall window.
- NOTE: The current occupants stored personal items prevented access to some windows in the home.
- I. Stairways (Interior and Exterior)**  
*Comments:*
- J. Fireplaces and Chimneys**  
*Comments:*

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- Non structural cracks are present at the back patio floor.
- Past water damage or staining is present at the patio ceiling. NOTE: The patio ceiling was dry at the time of the inspection.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

200 Amp Service

- Knockout spacers are missing at the garage, and the west exterior wall breaker panel cover. See the following image.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

- Yes  No Were the accessible smoke detectors tested? If not, why? Smoke detectors are not present.
- Yes  No Were the accessible carbon monoxide detectors tested? If not, why? Carbon monoxide detectors are not present.
- Yes  No Was the doorbell tested? If not, why?

- Ground Fault Circuit Interruption(GFCI) is not present at the following locations: all kitchen counter top outlets, all bathroom outlets, all garage outlets unless the outlet is for a dedicated appliance
- Arc-Fault Circuit Interruption protection (AFCI) is not present at the following locations: kitchen, dining room, living room, closets, hallways, laundry area, and bedrooms. Many homes constructed between 2005 and 2009 were only required to have arc-fault protection in the bedrooms. Homes constructed in 2009 and newer may have been required to have arc-fault installed as indicated in the the above list.

*This section is continued on the following page.*



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- An accessible or visible means of disconnection such as an outlet is not present for the following appliances: kitchen vent hood, oven, and cook top. NOTE: The circuit breaker switch should be turned off prior to maintaining, repairing, or replacing the appliance. This is not a local building requirement.
- Uncovered junction boxes are present at the following locations: junction boxes in the attic. NOTE: The wiring in the junction boxes is protected
- A light switch to operate the master bedroom closet lights is not present or not able to be located by the Inspector.
- A ground wire was not detected at the following accessible three prong outlets: hallway bathroom vanity outlet.
- Smoke detectors are not present at the following locations: in each sleeping area, in the immediate vicinity of sleeping rooms, and in the living space.
- Carbon monoxide detectors are not present at the following areas: in the immediate vicinity of the sleeping area.
- Covers are missing at the following switches/outlets: patio outlet weather cover.
- The front doorbell button is damaged but functional.

NOTE: All outlets may not be visible or accessible in homes with stored items, occupied/staged homes; and homes with high soffit and/or ceiling outlets.

**C. Other**

*Comments:*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Type of Systems:* Central

*Energy Sources:* Natural Gas

*Comments:*

*Brand:* Comfortmaker 2011

*Location:* Hall Heater Closet

- The flexible gas line penetrates the furnace side wall and connects inside the furnace combustion cabinet.
- A drain waste vent boot flashing is deteriorated. See the following image.

**B. Cooling Equipment**

*Type of Systems:* Central Refrigerated

*Comments:*

*Brand:* Comfortmaker 2010 Evaporative Coil

Comfortmaker 2011 Condenser Coil

*Location:* West

*Return Air Temperature:* 70 °F

*Supply Air Temperature:* 53 °F

**C. Duct Systems, Chases, and Vents**

*Comments:*

**D. Other**

*Comments:*

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#### IV. PLUMBING SYSTEMS

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* A water meter is not present. The home is serviced by a private water well.  
*Location of main water supply valve:* A shut off valve is present by the pressure tank.  
*Static water pressure reading:* 40-60 psi depending on the well pump cycle psi  
*Type of supply piping material:* Galvanized Steel, PEX  
*Comments:*

NOTE: Free standing appliances are beyond the scope of the inspection and are not operated. This includes but is not limited to personal washing machines that are normally not part of the real estate transaction. Leaks were not present behind the washing machine at the time of the inspection.

NOTE: Shut-off valves are not operated and are beyond the scope of this inspection.

NOTE: All water supply pipes in the home are not fully visible. If the home was constructed between 2002 and 2007, consider having the plumbing lines in walls, under slab, and below grade further evaluated by a licensed plumbing company.

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##### B. Drains, Wastes, and Vents

*Type of drain piping material:* PVC Plastic  
*Comments:*

- The following drain stops are missing or broken: hallway bathroom tub drain stop.
- The drain waste vent at the exterior of the home serving the kitchen sink does not extend to an adequate height to vent sewer gas away from the home. See the following image.

NOTE: The underground sewer pipes and washing machine drains are beyond the scope of the inspection. Consider asking the seller about pipe upgrades and past performance.

NOTE: Were the under slab and under ground pipes scoped by a licensed plumbing company or qualified inspector at the time of this inspection?  No  Yes





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**C. Water Heating Equipment**

*Energy Sources:* Natural Gas

*Capacity:* 40 Gallons

*Comments:*

*Brand:* AO Smith 2021

*Location:* Kitchen Water Heater Closet

- A drain pan is not present below the water tank.
- The temperature and pressure relief valve is not plumbed to the exterior of the home or to a drain receptor.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* Front of Home

*Type of gas distribution piping material:* Aluminum

*Comments:*

NOTE: The gas line material serving the furnace is aluminum which may not be approved by local building standards for gas supply lines.

NOTE: Detecting leaks in the inaccessible portions of the gas supply system and its components are beyond the scope of the Standards. There were no visible or olfactory cues to indicate a gas shut-in test was needed at this time.

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:* Whirlpool

- Rust is present at the dishracks. This is from normal use.

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

- A vent hood light did not function at the time of the inspection. This may be a burned out light bulb.

**D. Ranges, Cooktops, and Ovens**

*Comments:* Cooktop: Maytag      Oven: Kenmore

**E. Microwave Ovens**

*Comments:*

NOTE: A built-in microwave is not present.

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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- An exhaust fan, opening window, or other means of ventilation is not present at the following rooms: hallway bathroom.

**G. Garage Door Operators**

*Comments:*

- The control button or the garage door opener is missing or damaged.
- The safety reverse did not function when pressure was applied to the bottom of the overhead door. NOTE: The safety reverse did function when the optic sensor was tested.

**H. Dryer Exhaust Systems**

*Comments:*

- A termination point on the exterior of the home for the dryer vent was not visible or not present.

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Outbuildings**

*Comments:*

NOTE: This optional system was not inspected at the time of today's inspection. However, for an additional fee, Joe Bellar Real Estate Inspection, LLC will return and provide an inspection of this optional system.

**B. Private Water Wells (A coliform analysis is recommended)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

NOTE: This optional system was not inspected at the time of today's inspection. However, for an additional fee, Joe Bellar Real Estate Inspection, LLC will return and provide an inspection of this optional system.

**C. Private Sewage Disposal Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

NOTE: This optional system was not inspected at the time of today's inspection. However, for an additional fee, Joe Bellar Real Estate Inspection, LLC will return and provide an inspection of this optional system.