



DUPLEX INSPECTION REPORT

217 11th Ave N
Texas City TX 77590



Inspector

John Rugg

TREC #24408, TBPE FIRM #20170, MOLD FIRM #ACO1162, LEAD FIRM #2110697, ASBESTOS
AGENCY #100576, TPCL FIRM #0761253

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Robert Orfino
(Name of Clients)

Concerning: 217 11th Ave N, Texas City TX 77590
John Rugg - TREC #24408, TPCL FIRM #2017015000 (Inspector)
FIRM #ACO1162, LEAD FIRM #2110697, ASBESTOS
By: AGENCY #100576, TPCL FIRM #0761253 08/07/2021 9:30 am
(Name and License Number of Inspector) (Date)

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.

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.

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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.

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Note to clients: Upon downloading or printing this report from e-mail, some users have found that some of the checkmarks in the boxes are not marked; this is due to the fact that their computers may not have the correct fonts installed. Should your report lack these checkmarks or have any other flaws please contact us immediately for a faxed copy. GreenWorks recommends that only professionally licensed contractors complete any repairs listed, prior to closing. The inspection does not include any destructive testing or dismantling. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector at the original time of inspection. Inspectors cannot be held liable for such hidden defects client(s). This report is prepared exclusively for the above named Client(s). It cannot be transferred to or used by any other parties in any form. Client(s) gives permission for the Inspector to discuss report findings with real estate agents, lenders, specialists, or repair persons for the sake of clarification. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed in need of repair. Additional information may be obtained at our website: www.GreenWorksInspections.com

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified and licensed (if applicable) service professionals. 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

Report Identification: 217 11th Ave N, Texas City TX 77590

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NOTE: Pictures are a representative sample, and do not display every defect.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

TITLE PAGES

Additional Info Provided By Inspector

Inspection Scope: Full (All Utilities Were Turned On)

Occupancy: Occupied (Viewing Restricted)

Parties Present: Buyers Agent, Tenants/Occupants

Structure Type: House

Additional Documents Provided: N/A

Weather Conditions: Sunny

Additional Written Information Provided: Yes

Remodeled?: Yes

New Const?: No

Additions?: No

Property Faces: North

Arrival Temperature (Approximate): 80's

Departure Temperature (Approximate): 90's

Limited Inspection:

Due to the amount of stored items, this was a very limited inspection. There were numerous water leaks, broken pipes, holes in wall, rotten wood, mold and insects. I could not identify all defects in the amount of time I was given. A general contractor and structural engineer should be brought in to determine the extent of the damage to the entire structure and repair as needed.

I. STRUCTURAL SYSTEMS

A. Foundation

Comments:

Foundation Type: Slab

Foundation Visibility: Partly Visible

Foundation Performance Opinion:

Not Performing As Intended - Prior to closing, the foundation should be inspected by a qualified professional engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I NI NP D

Additional Comments:

Some trees may remove a few hundred gallons of water in a single day through transpiration and if they are allowed to grow too close to the structure could cause foundation problems.

Soil movement, settlement, or upheaval is directly transmitted to the foundation. It is not unusual to see a foundation in this region move in response to moisture various that normally attend seasonal changes.

Settlement of a foundation that is seasonal related usually occurs during the hot and dry summer months when the soil can sometimes dry out to a depth of more than ten feet. This drying or desiccation occurs from soil surface evaporation and transpiration of water from vegetation. Large bushes such as Red Tip Photinias and River-bottom trees consume a lot of water and should not be planted near a foundation.

Heaving of a foundation that is seasonally related usually occurs during the colder and wetter months.

Usually the winter months are wetter, so soils in our area tend to swell and raise the foundation.

Differential foundation movement is normally the result of variations in the moisture content of the soil such as: non-uniform watering of vegetation, poor drainage way from the foundation, or leaking plumbing lines. It is possible that portions of a foundation that have previously not moved can move sometime in the future. It should be noted that clay type soils have higher bearing capacity but are subject to more movement, while sandy type soils have lower bearing capacity but are subject to less movement.

The inspector is not a professional engineer and is giving an opinion as mandatory. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(B) provide an exhaustive list of indicators of possible adverse performance; or

(C) inspect retaining walls not related to foundation performance.

The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

Foundation Side Wall:

The foundation wall not visible due to being on neighbor's property behind the fence.

1: Foundation Wall Cracking

🚫 **Recommendation**

Cracks were observed in the foundation wall.

Recommendation: Recommend monitoring.



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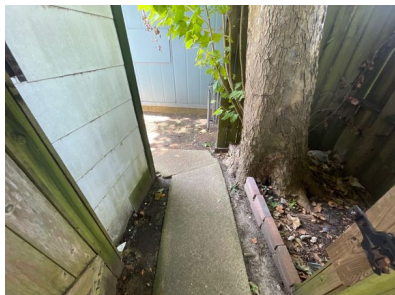
I	NI	NP	D
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2: Tree Close To Foundation

➔ Recommendation

There are trees growing in close proximity to the foundation wall. Tree root systems can take as much as 50-60 gallons of water away from the foundation per day.

Recommendation: Contact a qualified professional.



B. Grading/Drainage

Comments:

Gutters Present: No

Positive Slope on All Sides of Home: No - Flat on all sides

Evidence of Water Penetration: Yes

Area Drains Present: No

Additional Information:

The strategy of a foundation is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least 4 inches from the top of the foundation. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis testing) then that type of soil should be used to raise the soil level. Porous soils should be avoided. Ideally finished grade, including flower bed soil, should be 4" from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects.

It is recommended that all areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from the roofs that will collect and discharge all roof drainage to the ground surface at least 5' from the foundation or to an approved drainage system.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);

(B) determine area hydrology or the presence of underground water; or

(C) determine the efficiency or performance of underground or surface drainage systems.

During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

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I	NI	NP	D
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1: Under-Exposure

🚫 Recommendation

There were areas of insufficient exposure of the foundation wall. Preferably 6 to 8 inches of foundation exposure should be present around the perimeter of the home. The higher the soil level the more inviting it is for wood destroying insect activity and moisture intrusion.

Recommendation: Contact a qualified professional.



2: Excessive moisture

🚫 Recommendation

Excessive moisture is present in areas around the home. Further evaluation is recommended.

Recommendation: Contact a qualified professional.



C. Roof Covering

Comments:

The roof is nearing the end of it's life and should be replaced.

Roof Viewed From: Ground, Binoculars

Weather Conditions: Sunny

Roof Covering Materials: Asphalt composition

General Roof Photos:



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I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) determine the remaining life expectancy of the roof covering;
- (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
- (C) determine the number of layers of roof covering material;
- (D) identify latent hail damage;
- (E) exhaustively examine all fasteners and adhesion, or
- (F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems.

Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

General Roof:

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

Roof Access - Height/Pitch:

Due to height and pitch, roof was observed from the ground and attic only, with the aid of binoculars.

1: Shingles - Aged, worn, and damaged

➔ Recommendation

There were aged, worn, and damaged shingles and ridge.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Comments:

Roof Decking Type: Not Observed

Framing Type: Conventional

Ventilation Type: Gable

Attic Entry Point: Interior

Attic Inspected: Yes - From attic opening ONLY

Insulation Type: Not Observed

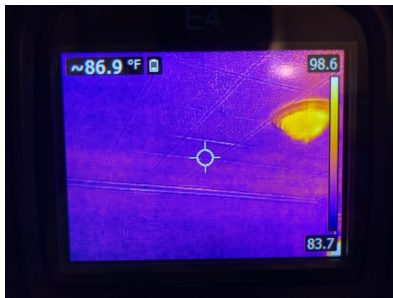
Insulation Amount: Not Observed

I	NI	NP	D
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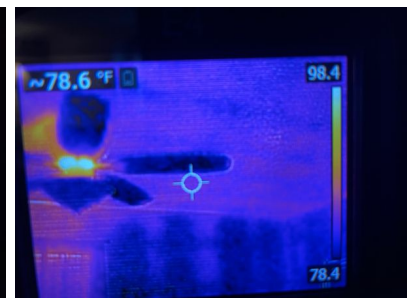
Attic Temperature (Approximate °F): 101-110

Attic Humidity (Approximate %): 51-60

General Infrared Photos - Side A:

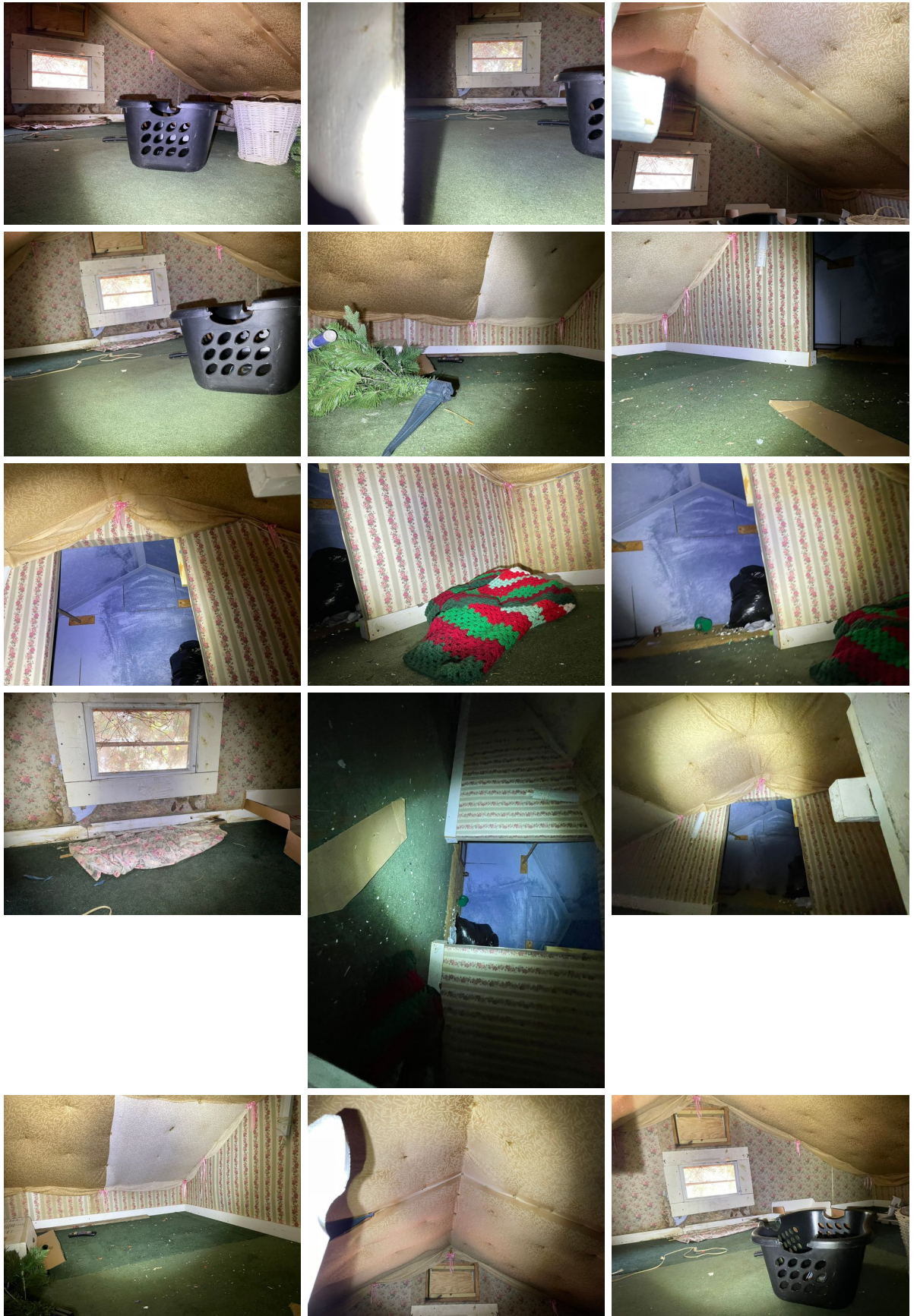


General Infrared Photos - Side B:



I	NI	NP	D
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General Attic Photos - Side A:



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I NI NP D

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(B) operate powered ventilators; or

(C) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-30 to R-60 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Attic:

Attic Space is Limited. Viewed from Accessible Areas Only. Insulation is not lifted, moved, or disturbed to observe for hidden defects or concerns.

Attic - Opening Only:

Attic space was observed from the opening only.

Stored Items:

There were various stored items present within the attic area. This prevented inspection of portions of the attic area.

Decking Not Visible:

was a cloth like material stapled to the roof decking. Therefore, this could be hiding any defects. Further evaluation recommended by roofing specialist.

No Access Side B:

There was only one attic entrance and it was located in the living room of side A. There was a homemade firewall in between the units. Therefore, the attic space above side B was not visible. Further evaluation recommended.

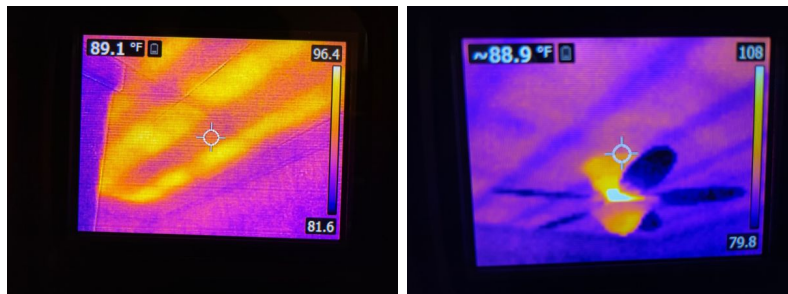
1: Insulation Low - Infrared

🔴 Recommendation

Side a & side b

There were areas of low/missing insulation observed with the infrared camera.

Recommendation: Contact a qualified insulation contractor.



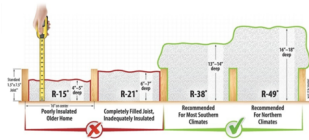
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2: Insulation - Missing in Attic

🚫 Recommendation

There were areas of missing insulation in the attic area. The Department of Energy currently recommends an insulation value of R-30 to R-49 for the attic area.

Recommendation: Contact a qualified insulation contractor.



3: Incomplete Firewall

🚫 Recommendation

There is not a complete firewall installed between the units within the attic area.

Recommendation: Contact a qualified professional.



4: Gable Vents Not Working

🚫 Recommendation

The gable vents do not appear to be adequately ventilating air.

Recommendation: Contact a qualified professional.



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5: Previous Water Damage

➔ Recommendation

Areas of previous water damage and staining were noted on the roof structural members over the patio.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or

(D) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

Exterior

Exterior Wall Cladding Type: Wood or Wood Like Product

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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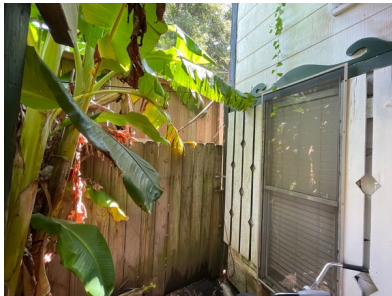
Front Exterior Photos:



Rear Exterior Photos:



Left Exterior Photos:



Right Exterior Photos:



I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I NI NP D

Shared Wall - Exterior:

The exterior wall was not visible due to being on the neighbor's property behind the fence.

1: Rot/Exposed Wood - Siding/Trim

🚫 **Recommendation**

There were various areas of rot and damage to the exterior siding and trim materials.

Recommendation: Contact a qualified professional.



2: Mildew/Algae

🚫 **Recommendation**

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation: Contact a qualified professional.



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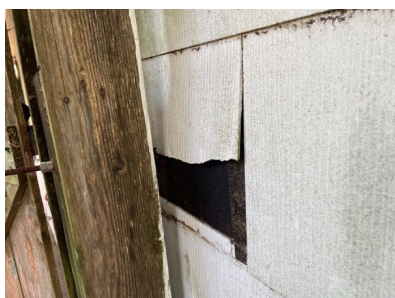
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3: Damaged Siding/Trim

🔴 Recommendation

There were areas of damaged siding and trim materials.

Recommendation: Contact a qualified professional.

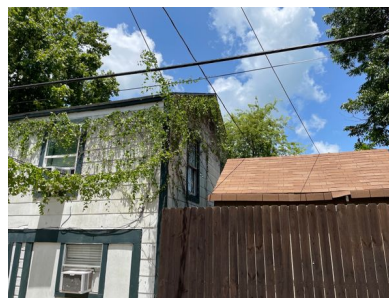


4: Vines on Wall

🔵 Maintenance Item

Vines were growing on the exterior veneer of the home. Vines can cause damage to brick, as well as deteriorate the wood trim, and wall pieces, due to the amount of water they hold. It is recommended that the vines be removed to ensure proper dryness of the wall, as well as to deter pests and insects from entering the home.

Recommendation: Contact a qualified landscaping contractor

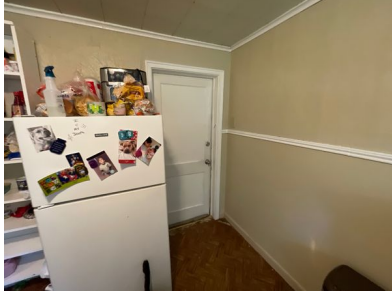


Interior

Interior Wall Finishes: Sheet Rock

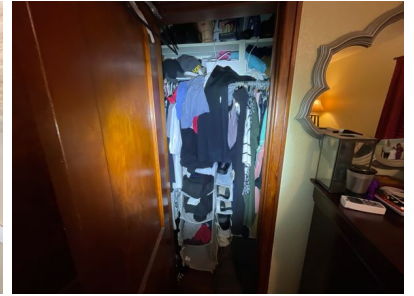
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Interior Photos - Side A:



I	NI	NP	D
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Interior Photos - Side B:



I	NI	NP	D
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Interior Photos - Downstairs :

The downstairs portion of the structure was a very limited inspection due to numerous water leaks, broken pipes, holes in wall, rotten wood, mold, insects and personal belongings.



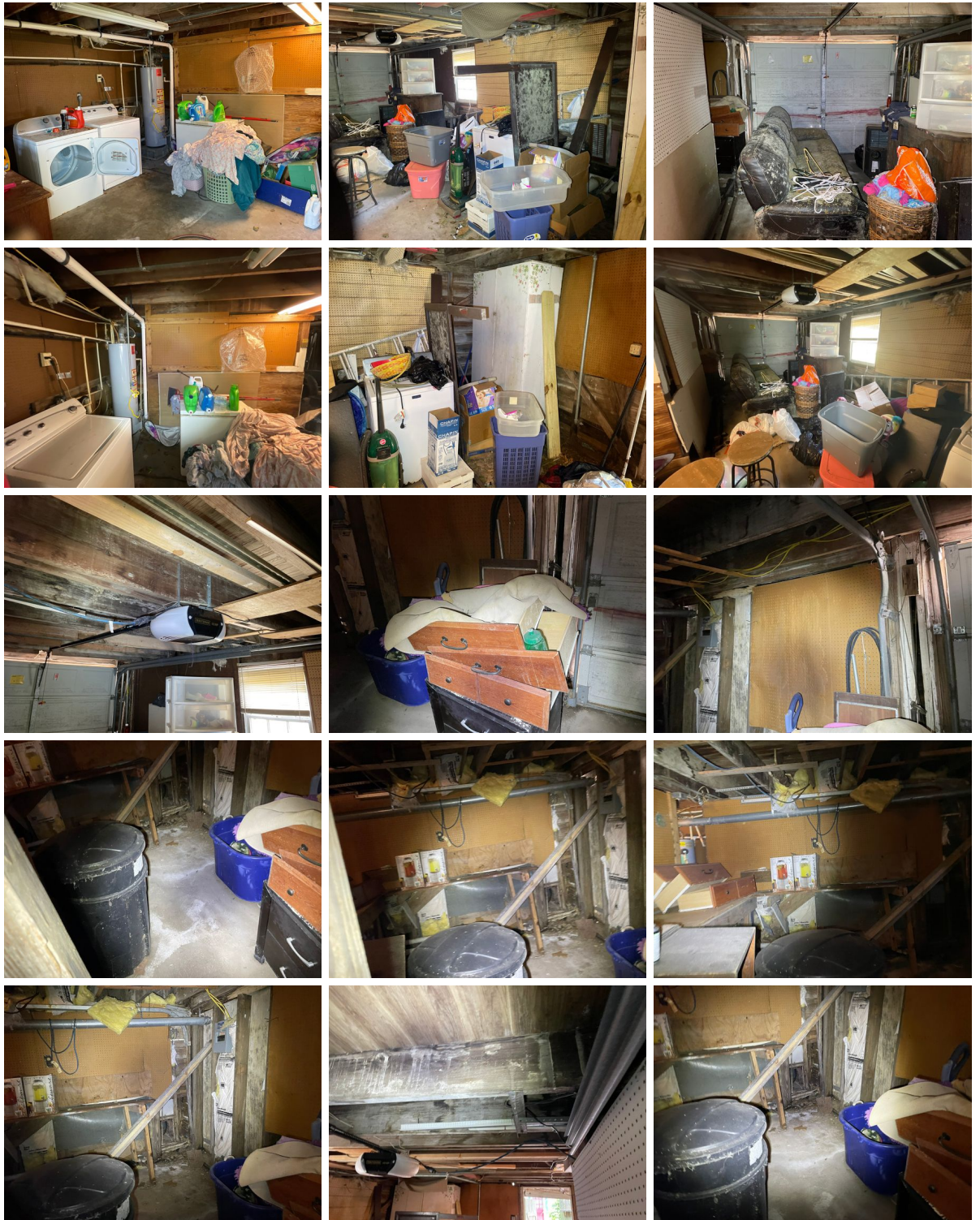
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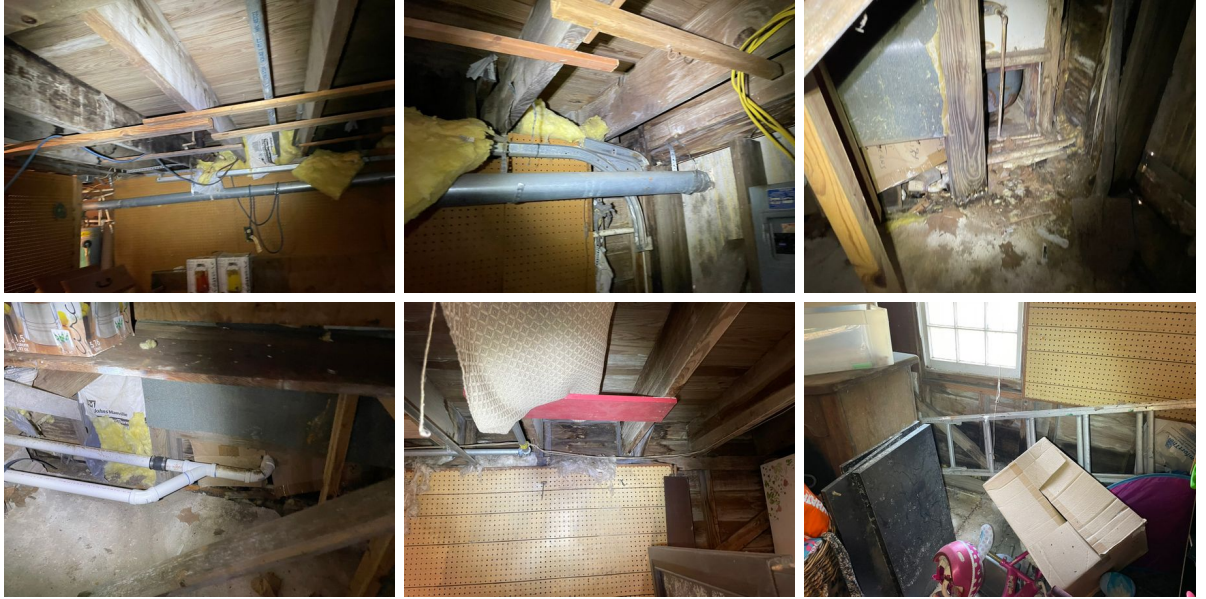
I	NI	NP	D
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Interior Photos- Downstairs Side B:

The downstairs portion of the structure was a very limited inspection due to numerous water leaks, broken pipes, holes in wall, rotten wood, mold, insects and personal belongings.



I	NI	NP	D
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1: Water Damage

Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of water or moisture intrusion. The source of water/moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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2: Previous Water Loss

➔ **Recommendation**

There was evidence of previous water loss at areas of the interior walls. Further evaluation recommended.

Recommendation: Contact a qualified painting contractor.



3: Interior Walls - Active Water Leak

➔ **Recommendation**

There was an area of water penetration present at the interior walls. It is recommended that the source of the water be determined and all necessary repairs/replacements be made.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities.

No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

Ceilings

I NI NP D

1: Ceiling Cracks

🚫 Recommendation

Unit b

There were cracks at the ceilings.

Recommendation: Contact a qualified professional.



2: Cracking/Separation - Wall/Ceiling

🚫 Recommendation

There was wall to ceiling cracking/separation present.

Recommendation: Contact a qualified professional.



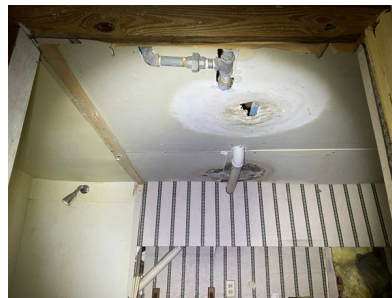
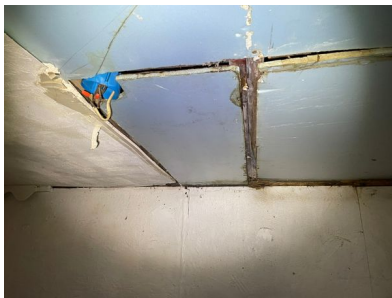
I	NI	NP	D
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3: Ceiling Damage

 Maintenance Item

There is damage to the ceiling. Recommend repair by a qualified professional.

Recommendation: Contact a qualified professional.



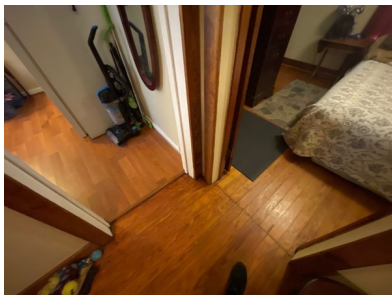
Floors

1: Floors Out of Level

 Recommendation

The interior floors felt out of level in areas.

Recommendation: Contact a qualified professional.



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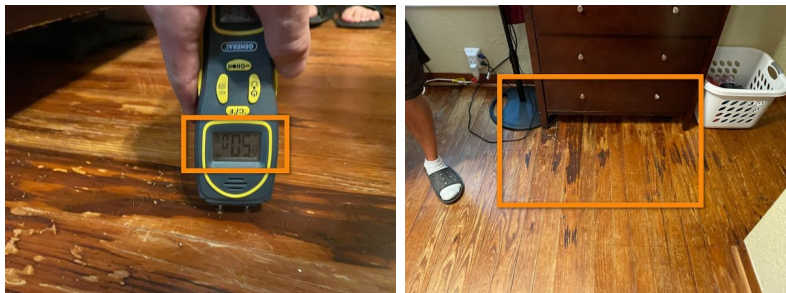
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2: Floor - Active Water Leak

➔ Recommendation

There was an area of moisture penetration present at the floor. Water penetration was confirmed with a moisture meter. Further evaluation is recommended to determine source of water penetration.

Recommendation: Contact a qualified professional.



3: Elevated Moisture Readings

➔ Recommendation

Elevated moisture readings on the floor.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

Entry Door Type: Wood

Overhead Garage Door Type: Metal

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
(B) determine the cosmetic condition of paints, stains, or other surface coatings; or; (C) operate a lock if the key is not available,

(D) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

We do NOT inspect for Safety Glass or Storm Doors.

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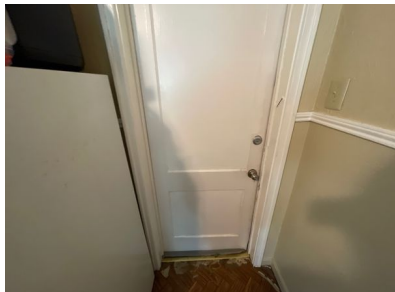
I	NI	NP	D
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1: Not Latching

🚫 Recommendation

There were doors present that did not latch when shut.

Recommendation: Contact a qualified door repair/installation contractor.



2: Missing Door

🚫 Recommendation

A door is not present at time of inspection.

Recommendation: Contact a qualified professional.



H. Windows

Comments:

Most of the windows are original to the home. I have been painted numerous times summer showing rot in the locks are broken. All the windows should be replaced.

Window Type: Wood - Single pane, Metal - Single pane

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Thermal Pane Windows:

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

Window Access:

Not all windows were accessible for inspection. Some of the windows could not be properly inspected, due to the presence of furniture, stored goods and/or delicate items, which are not moved during an inspection. When these items are removed, there is a possibility that problems will be discovered that were not visible at the time of the inspection.

1: Broken, Damaged, Missing Handles

🔴 Recommendation

Broken, loose, and missing handles on windows in the home.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

J. Fireplaces and Chimneys

Comments:

Fireplace Fuel Source: N/A

Cclamp?: N/A

Damper: N/A

Chim Flue: N/A

Firestop?: N/A

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft.

TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection

K. Porches, Balconies, Decks, and Carports

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) exhaustively measure every porch, balcony, deck, or attached carport components; or

(B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1: Patio Covering Sagging

🚫 Recommendation

The patio covering was sagging. Repair is recommended.

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Electrical Service Entrance: Overhead

Panel Location : Garage

Panel Brand: General Electric

Main Conductor Wiring Type: Undetermined

Panel Labeled?: Yes

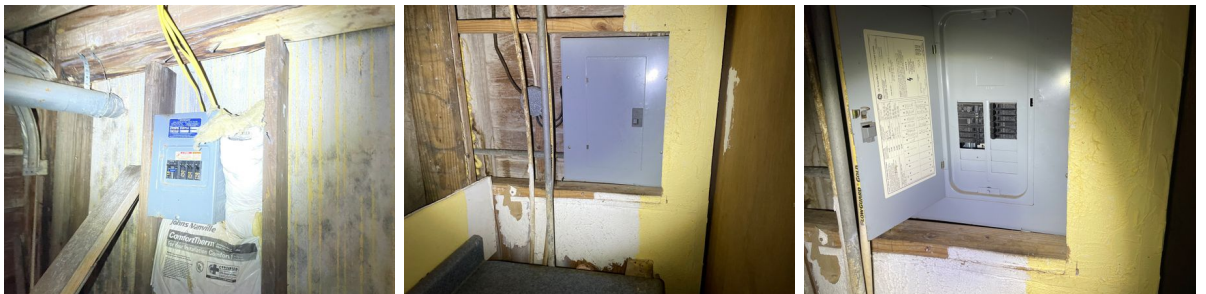
Panel Amps: 60

Over-Current Protection: Breakers

Sub-panel Location : N/A

Grounding Types: Unknown

General Photos:



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I NI NP D

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

Service Panel Blocked:

The service panel was blocked by stored items and was not accessible at time of inspection. Unable to visually inspect the interior of the panel or sub panel. Recommend both panels be further evaluated by a licensed electrician and repair as needed.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Wiring Type: Undetermined

Smoke Detectors Present: Not Observed At All Required Locations

Smoke Detectors Hard Wired: No

Carbon Monoxide Detectors: Not Observed, it is suggested that a carbon monoxide detector be installed.)

GFCI - Bathrooms: Not Present

GFCI - Kitchen: Not Present

GFCI - Exterior: Not Present

GFCI - Garage: Not Present

GFCI - Detached Structure: N/A

GFCI - Bar Area: N/A

Dryer Outlet Tested: No (Dryer plugged into outlet)

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms;
- (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearing-impaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards

The inspector will report as in need of repair the lack of ground fault circuit protection where required. **Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

Not Able To Inspect - Home Occupied: The outlets that are behind or under furniture, stored items or plugged into electronics were not tested.

Not Able To Inspect - Garage Outlets Blocked: Garage outlets were obstructed and could not be accessed for testing.

I	NI	NP	D
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Light Bulbs Out: Some light bulbs appear to be out and in need of replacement. Due to this, inspector cannot confirm if all fixtures are operating properly.

1: GFCI Not Tripping

🚫 **Recommendation**

Kitchen

The GFCI outlet does not trip when tested with a handheld tester.

Recommendation: Contact a qualified electrical contractor.

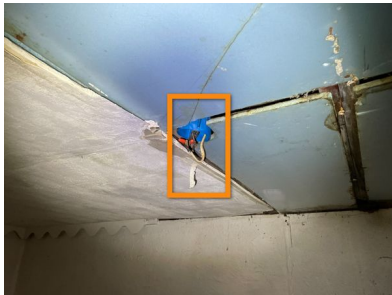


2: Junction Box Covers Missing

🚫 **Recommendation**

Visible electrical junction box observed that does not have a cover.

Recommendation: Contact a qualified electrical contractor.



I	NI	NP	D
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3: Exposed Interior Wiring

⊖ Recommendation

Various

The exposed interior wiring should be relocated behind gypsum board or should be in protective electrical conduit.

Recommendation: Contact a qualified electrical contractor.

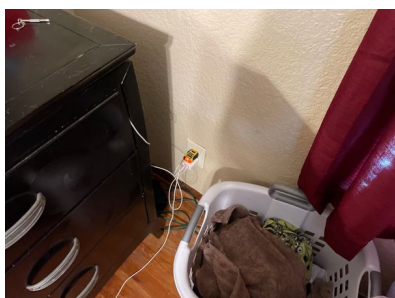


4: Open Ground Readings

⊖ Recommendation

Hand held tester had open ground readings.

Recommendation: Contact a qualified electrical contractor.



5: Missing Smoke Alarms

⊖ Recommendation

Insufficient number of smoke alarms. Current TREC standards require smoke alarms to be present in all bedrooms, all hallways adjacent to the bedrooms, and living rooms. Some city jurisdictions require smoke alarms to be present in the bedroom and hallways adjacent to. It is recommended the local building codes be checked for proper installation.

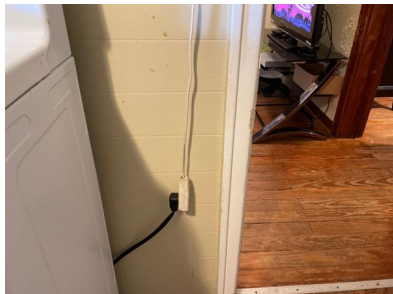
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6: Extension Cord as Permanent

🚫 Recommendation

There was extension cord wiring used as permanent wiring.

Recommendation: Contact a qualified electrical contractor.



7: Knob & Tube Wiring - Live

⚠️ Safety Hazard

There was knob and tube wiring observed within the attic and it was determined to be live. Evaluation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.

8: Knob & Tube Wiring - Insurance Information

🚫 Recommendation

It appears that there may be a mixture of NM (nonmetallic) cable and antiquated Knob & Tube wiring within the house. This should be verified by a qualified licensed electrician. All possible wire splices of the NM (nonmetallic) cable to the Knob & Tube wiring should be further inspected for proper connections. It is recommended that a qualified licensed electrician further evaluate this wiring prior to close of escrow. If any of the Knob & Tube wiring is still in use, it would be advisable to verify with your homeowners' insurance on insurability prior to close of escrow. Some insurance companies do not insure a structure with Knob & Tube wiring or may charge a higher rate due to the fact that it is considered antiquated by today's standards.

Recommendation: Contact a qualified electrical contractor.

9: Need Carbon Monoxide Alarms

🚫 Recommendation

Suggest installing a carbon monoxide detector in the house due to gas appliances.

Recommendation: Contact a qualified electrical contractor.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Furnace Energy Source: N/A
Furnace Type: N/A
Furnace Location: N/A

- B. Cooling Equipment**
Outdoor Temp: 90s
Coolant Type: N/A

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

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Filter Type: N/A
Filter Location: N/A
Filter Size: N/A
Duct Location: N/A
Duct Type: N/A

IV. PLUMBING SYSTEMS

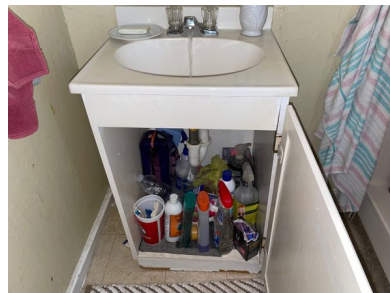
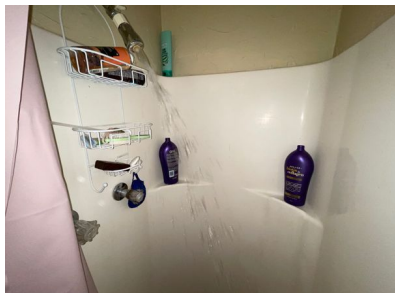
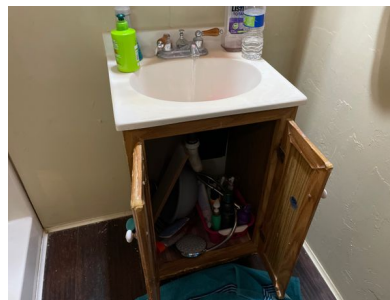
A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Water Meter Location: Undetermined
Main Water Shut off Location: Undetermined
Waste Piping: Not Fully Visible
Drain Piping at Sinks: PVC, Galvanized Steel
Gas Supply Systems Present: Yes - Galvanized



Areas of Rusting/Damage - Gas: No
Water Pressure (PSI): 45
General Plumbing Photos:



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
 - (i) the bathtub overflow;
 - (ii) clothes washing machine drains or hose bibs; or
 - (iii) floor drains;
- (D) inspect:
 - (i) any system that has been winterized, shut down or otherwise secured;
 - (ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 - (iii) inaccessible gas supply system components for leaks;
 - (iv) for sewer clean-outs; or
 - (v) for the presence or performance of private sewage disposal systems; or
- (5) determine:
 - (A) quality, potability, or volume of the water supply; or
 - (B) effectiveness of backflow or anti-siphon devices.

Plumbing:

Plumbing Areas - Only Visible Plumbing Inspected

Overflows:

Tub and sink overflows, and extermination points were not inspected.

Washing Machine Connected to Valves: The occupant's washing machine was installed at time of inspection. This prevented an evaluation of the hose bibbs for possible leakage, proper function of the drain line, possible damage to the wall behind the washing machine or possible damage to the floor.

Gas Line Pressure Testing:

Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a licensed plumber. All gas lines within the structure and/or buried under ground were not inspected for condition and/or possible leakage. Only readily accessible gas line connections at the individual mechanical equipment are inspected for possible gas leakage. A Combustible Gas Leak Detector was used to check possible gas leaks at connections to any gas ranges, gas water heaters and gas central furnaces that might be present at the time of the inspection. If any concerns exist about possible gas line failure and/or deficiencies, it is recommended that the complete gas system be evaluated by the local controlling gas supplier and/or a licensed plumber. The gas utility company routinely performs gas leak tests as a part of establishing service.

Gas Lines Obstructed/Not Visible:

Gas lines in the home are viewed from visible areas only. Gas lines/connections within the confined areas of the home cannot be seen for inspection.

I	NI	NP	D
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1: Accordion Piping

🚫 Recommendation

Accordion piping was present at the sink. Drainage piping should be smooth walled.

Recommendation: Contact a qualified plumbing contractor.



2: Slow Drain - Sink

🚫 Recommendation

The sink drains slowly and should be checked for possible blockage.

Recommendation: Contact a qualified plumbing contractor.



3: Leaking Faucet Handle

🚫 Recommendation

There is a leak at the faucet handle.

Recommendation: Contact a qualified plumbing contractor.



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I	NI	NP	D
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4: Corrosion at Drainage Piping - Sink

🚫 **Recommendation**

There was corrosion present at the bathroom sink drainage piping.

Recommendation: Contact a qualified plumbing contractor.



5: Cast Iron - Typical

🚫 **Recommendation**

The typical drainage piping for this age of home is cast iron. Cast iron piping has been associated with problematic conditions and buyer may wish to have the drainage piping further evaluated by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, and Vents

Comments:

See Plumbing Comments

Specific Limitations:

Note: Specific Limitations. The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Accessible, Visible areas ONLY.

C. Water Heating Equipment

Comments:

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I	NI	NP	D
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Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

That study noted that the expected life span (on average of gas-fired tankless water heaters (on average) is about 20-25 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.



Furnace Energy Source: Gas

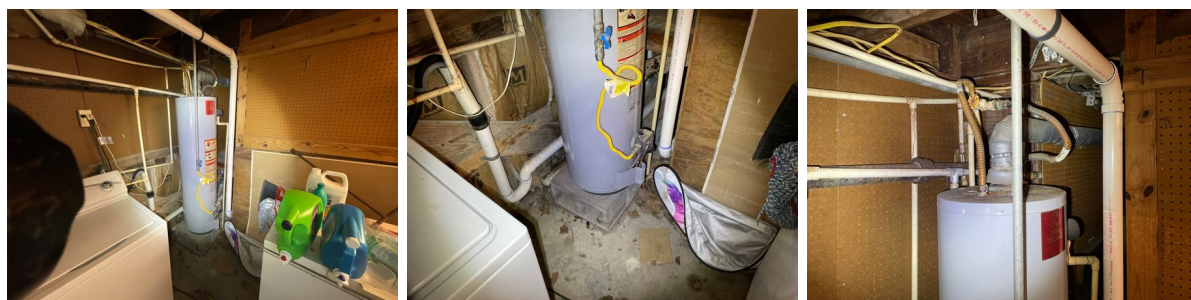
WH Size: 30

WH Location: Garage

TP Material: CPVC

WH Pan: No

General Mechanical Photos:



I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I NI NP D

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;

(B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or

(C) determine the efficiency or adequacy of the unit.

FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Temperature and Pressure Valve:

Valve is not operated due to possibility of causing leaks.

1: Corrosion - Valves/Fittings

🚫 Recommendation

There is corrosion on the valves and fittings at the water heater.

Recommendation: Contact a qualified plumbing contractor.



2: No Drip Leg/Sediment Trap

🚫 Recommendation

Drip leg or sediment trap was not observed on the gas line at the unit.

Recommendation: Contact a qualified plumbing contractor.



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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3: Improper Flue Installation

Recommendation

The natural gas fueled water heater is improperly vented, lacking the recommended minimum 12" of vertical rise before the elbow and vented directly into a large masonry flue where it cannot develop adequate draft. This heater installation may be unsafe.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

GFCI Present: N/A

Pump Access: N/A

Specific Limitations:

Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

V. APPLIANCES

A. Dishwashers

DW Back Flow: N/A

Evidence of Leaks: N/A

B. Food Waste Disposers

Comments:

Appliance Information - Side A:

Appliance Information - Side B:

C. Range Hood and Exhaust Systems

Comments:



RH Vent: Vent not Present

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:



Appliance Information - Side A:



Appliance Information - Side B:

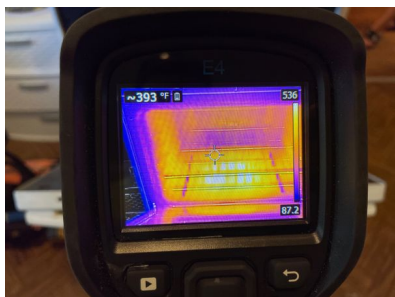


Oven Type: Gas
 Range Type: Gas
 Gas Line Access: No

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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Oven Heating Within 25 Degrees of 350: Yes



Not Operated- Oven Occupied :

E. Microwave Ovens

Comments:

Appliance Information - Side A:

Appliance Information - Side B:

Micro Heat: Yes

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Fans In Bathroom: No

Exhaust Fan In Laundry: N/A

Exhaust Fan Term Vent to Exterior: Not Applicable

1: Missing Exhaust Fans - Bathroom

🔴Recommendation

An exhaust fan or operable window was not installed in the bathroom.

Recommendation: Contact a qualified professional.

G. Garage Door Operators

Comments:



Door Operated: Yes - Automatic door controls

Sensors 6 Inches Or Less From Garage Floor: Yes

Unit Operational: No

Electric Eye Reverse Test Acceptable: Yes

Auto Reverse Test:

Not Tested. The "Door Reversed When Obstructed Test" was not performed in order to avoid damage to door and operator.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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1: Not Responding

🚫 Recommendation

Unit did not respond to testing at time of inspection.

Recommendation: Contact a qualified garage door contractor.



H. Dryer Exhaust Systems

Comments:

Termination Location: Outside the structure

VI. OPTIONAL SYSTEMS

MISC.

Misc

Pest Control:

A visual only inspection was performed at the time of inspection. In conjunction with the inspection findings within this report, it is recommended that pest control service be utilized at the property for ongoing and/or preventative measures.

Comments:

Garage Visibility:

The garage area was filled with stacked personal belongings. Not able to completely inspect the garage area due to obstructions.

Home Visibility:

Some areas of the home were filled with stacked personal belongings. Not able to completely inspect these areas due to obstructions.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Items Beyond the Inspection Scope:

Refrigerators Are Not Inspected.
Expansion tanks and recirculating pumps are not inspected.
Water filtration or softening systems are not inspected.
Instant hot water dispensers are not inspected.
Icemakers are not inspected.
Solar panels and systems are not inspected.
Ponds, streams, or other water areas are not inspected.

Whole house fans are not inspected or tested.
Whole house vacuum systems are not tested or inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, and satellite systems that could be present are beyond the scope of this home inspection, and were not inspected.

Purpose: This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of inspection only. Our comments are meant to educate and to provide our Client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not “Pass” or “Fail” an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

Scope & Exclusions: This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, ASBESTOS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company.

PLEASE NOTE: GreenWorks does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

1: Assumed Mold Growth

🚫 Recommendation

There was assumed mold growth observed within the home. It is recommended that these areas be further sampled and analyzed and remediated as necessary.

Recommendation: Contact a qualified mold inspection professional.



2: Possible ACM - Exterior Siding

🚫 Recommendation

There was possible asbestos containing material present at the exterior siding on the home. Further evaluation and removal is recommended, as needed.

Recommendation: Contact a qualified environmental contractor



FINAL CHECKLIST

Oven/Range Turned Off: Yes

Lights Turned Off: Yes

Exterior Doors Locked: Yes

Thermostat Initial Setting: 78 Degrees Fahrenheit

Thermostat Leaving Setting: 78 Degrees Fahrenheit

Sprinkler System Initial Setting: N/A

Sprinkler System Departure Setting: N/A