



DATE	03/17/25
ADDRESS	2895 Johnsonway Terrace, Powhatan, VA
NAME	Pavell Megan



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### **OBJECTIVES AND SCOPE**

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. The inspector conducts an evaluation of the home and permanently installed, readily-accessible systems and components. Systems and components that are not inspected should be fully evaluated and tested by qualified specialist prior to closing.

THE INSPECTION IS LIMITED IN SCOPE. The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupants. The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The home or property may have issues that cannot be discovered by the inspector. Scope is based on industry standards of practice and state requirements of home inspectors, which may be different from scope and definitions of model real estate contracts for purchases and addenda.

THE INSPECTION ADDRESSES VISIBLE AND APPARENT CONDITIONS WHICH EXIST AT THE DATE AND TIME OF THE INSPECTION. The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps significantly, between the date and time of the inspection and the date and time of closing and/or occupancy.

THE INSPECTION REPORT REFLECTS OBSERVATIONS AND OPINIONS OF THE INSPECTOR. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

THE INSPECTION DOES NOT ELIMINATE ALL RISKS INVOLVED IN A REAL ESTATE TRANSACTION. The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. The inspection does not include any research on the property's permit history. You should obtain information about the home and property, including seller's/owner's disclosures, building permits, remodeling permits, engineering reports, and reports of municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

THE INSPECTION IS NOT A CODE INSPECTION. The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection and does not verify compliance with manufacturer installation instructions for any system or component. The inspector is not authorized to regulate or enforce code compliance and must instead operate under the reasonable presumption that the home is compliant with all code requirements. You should contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.



### PROPERTY AND INSPECTION INFO

#### **PROPERTY**

TYPE	Single family
YEAR BUILT	1998
APPROXIMATE SQUARE FOOTAGE	5,541
DIRECTION FRONT OF HOUSE FACES	Southwest

#### CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Pavell Megan
CUSTOMER CONTACT INFO	Megan.pavell@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Rock Realty RVA at Providence Hill
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

#### INSPECTION

TEMPERATURE	52°F
WEATHER	Mostly Sunny (75%+ sun)
PARTIES PRESENT AT START TIME	Buyer Agent, Buyer, Owner
INSPECTION DATE	03/17/25
INSPECTION START TIME	01:00 PM
INSPECTION END TIME	04:01 PM
INSPECTOR NAME	Jeff Barnes Jeff Barnes
INSPECTOR EMAIL	jeff.barnes@insightinspections.com
INSPECTOR LICENSE NUMBER	3380001399

Tap or click Google logo to start a review.





## **PROPERTY PHOTOS**

Note: Click photos to enlarge and/or save to device.



















### **INFRARED SCAN**





The inspector utilizes infrared thermography to scan the interior of the house, including walls, ceilings, and floors; infrared identifies variances in temperature which may indicate a water penetration issue, e.g. roof leak, plumbing leak, exterior water intrusion, or an electrical concern. These images demonstrate that the inspector performed the infrared scan. Actual issues identified with infrared would be published in the issues section of the report.

Infrared complements a home inspection and provides a more thorough review of the property; infrared increases confidence in the property's condition, minimizes guesswork, and provides more accurate diagnoses for identified issues.



### **ICON DEFINITIONS**

ACCEPTABLE Performs intended function

NOT PRESENT Does not exist in home or on property

NOT INSPECTED Inaccessible or otherwise obstructed

MONITOR Attention, no action required

MAINTAIN Recommended to enhance operation or prevent deterioration

NOT ACCEPTABLE

REPAIR/FIX Action required for proper operation or condition

HEALTH/MITIGATE Action required to mitigate potential health issues

S SAFETY/MITIGATE Action required to mitigate safety issues

SERIOUS/ENGAGE Action required to address significant issue, e.g., inoperative, unsafe

INFRARED Includes photo of issue captured with infrared camera



### **GRAPHICAL SUMMARY**

#### **EXTERIOR**

- **B** DRIVEWAY
- WALKS
- EXTERIOR WALLS
- **®** EXTERIOR TRIM
- EXTERIOR DOORS
- **®** EXTERIOR STAIRS/STEPS
- HOSE FAUCETS
- R PORCH
- R DECK/BALCONY
- PATIO
- RETAINING WALL

#### **ROOF**

- ROOFING
- FLASHING

#### WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS

#### **FUEL SERVICES**

FUEL TANK

#### **STRUCTURE**

- FOUNDATION
- BEAMS
- PIERS/POSTS
- FLOOR STRUCTURE
- WALL STRUCTURE
- ROOF STRUCTURE
- ROOF SHEATHING
- ATTIC
- CRAWL SPACE

#### INSULATION AND VENTILATION

- ATTIC INSULATION
- R CRAWL SPACE INSULATION
- EXHAUST VENTILATION
- ATTIC VENTILATION
- CRAWL SPACE VENTILATION

#### **ELECTRICAL**

- ELECTRICAL SERVICE
- ELECTRICAL PANEL 1
- ELECTRICAL PANEL 2
- ELECTRICAL SUB-PANEL
- R BRANCH CIRCUITS
- GROUNDING/BONDING
- RECEPTACLES
- SWITCHES
- FIXTURES
- SMOKE DETECTORS
- CO DETECTORS

#### **HVAC**

- HEATING SYSTEM 1
- HEATING SYSTEM 2
- COOLING SYSTEM 1
- R COOLING SYSTEM 2
- DISTRIBUTION
- THERMOSTAT

#### **PLUMBING**

- WATER SERVICE LINE
- MAIN SHUT-OFF
- SUPPLY PIPES
- DRAIN, WASTE, VENTS
- TOILETS
- SHOWERS/TUBS
- SINKS
- WATER HEATER
- WHIRLPOOL

#### **INTERIOR**

- INTERIOR FLOORS
- INTERIOR WALLS
- INTERIOR CEILINGS
- INTERIOR DOORS
- INTERIOR STAIRS/STEPS
- CABINETS/DRAWERS
- COUNTERTOPS
- WINDOWS
- FIREPLACE 3
- FUEL-BURNING APPLIANCE 1
- FUEL-BURNING APPLIANCE 2

#### **APPLIANCES**

- OVEN
- MICROWAVE 1
- MICROWAVE 2
- COOKTOP
- GARBAGE DISPOSER
- DISHWASHER
- REFRIGERATOR/FREEZER
- APPLIANCE VENTILATION
- WASHER
- DRYER
- DRYER 1 VENTILATION



## **NARRATIVE SUMMARY**

B	REPAIR/FIX	
1.	Exterior/Driveway The driveway is significantly deteriorated. Shifting in the asphalt noted. Repair and seal the driveway. LOCATION: Multiple Locations. Estimated cost to remedy: \$2,500 to \$3,000.	13
2.	Exterior/Exterior Trim The soffit cover is loose and has fallen out of position. Replace the soffit and repair any damage which may be revealed. LOCATION: Rear. Estimated cost to remedy: \$350 to \$450.	14
3.	Exterior/Exterior Stairs/Steps The handrail is loose at the left side of the stairs. Secure or replace the handrail. Estimated cost to remedy: \$150 to \$250.	15
4.	Exterior/Porch The joist hangers are missing fasteners. Replace the fasteners. LOCATION: Right Side. Estimated cost to remedy: \$150 to \$250.	16
5.	Exterior/Deck/Balcony The left posts supported by the retaining wall is leaning. Adjust and secure the posts to prevent further movement. LOCATION: Rear. Estimated cost to remedy: \$100 to \$200.	17
6.	Insulation and Ventilation/Crawl Space Insulation The insulation is missing. Install insulation in accordance with local guidelines. LOCATION: Left Side. Estimated cost to remedy: \$150 to \$250.	26
7.	Electrical/Branch Circuits There are exposed wire splices. Install a cover on the junction box. LOCATION: Attic. Estimated cost to remedy: \$50 to \$100.	28
8.	HVAC/Cooling System 2 The Primary, secondary, overflow, and furnace drains are connected to the same discharge pipe. Gauge in HVAC technician to properly install condensate provisions/shut offs. LOCATION: Attic. Estimated cost to remedy: \$250 to \$350.	32
	MAINTAIN	
9.	Exterior/Exterior Doors The threshold below the door isn't sealed, gaps between the metal and veneer noted. Seal the threshold. LOCATION: Front.	14
10.	<b>Exterior/Retaining Wall</b> Airline stairstep cracks noted in the retaining wall next to the driveway. No significant movement or shifting observed. Monitor for any signs of movement or deterioration. Engage a masonry contractor to correct if concerns, exist or issues present. LOCATION: Right Side.	17
11.	Electrical/Receptacles The receptacle is damaged or deteriorated. Replace the receptacle. LOCATION: Bedroom.	28
	MONITOR	
12.	Structure/Foundation There is efflorescence (white crystalline deposits) along the foundation wall. Improve the grading, seal gaps, monitor, and engage for evaluation/repairs, as required. LOCATION: Left Side.	24
13.	Electrical/Smoke Detectors The smoke detectors are in good working conition. It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supercede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's	29

instructions for proper placement, installation, and maintenance. LOCATION: Multiple Locations.



### INFO AND LIMITATIONS

#### **GENERAL LIMITATIONS**

Storage or personal items restrict access to various exterior components; the inspection of such components is limited.

Vegetation or leaves limit inspections of various exterior components; the inspection of such components is limited.

The lawn sprinkler is beyond the scope of a home inspection; not inspected.

The swimming pool is beyond the scope of a home inspection; not inspected.

Storage or personal items restrict access to various interior components; the inspection of such components is limited.



# **EXTERIOR**

#### TYPE/MATERIAL

DRIVEWAY: Asphalt WALKS: Brick, Pavers DOORS: Metal, Glass

STAIRS/STEPS: Brick, Composite Materials

PORCH: Concrete, Covered

**DECK/BALCONY: Composite Materials** 

PATIO: Pavers, Open
RETAINING WALL: Brick

#### **LIMITATIONS**

PORCH: The inspection is limited because there is a material (e.g., carpet, rug) covering the porch.

PATIO: The inspection is limited because there is a material (e.g., carpet,

rug) covering the patio.



### **EXTERIOR**



#### EXTERIOR/DRIVEWAY







ISSUE The driveway is significantly deteriorated. Shifting in the asphalt noted.

LOCATION Multiple Locations

IMPLICATION Deterioration may have an impact on function; water may also penetrate the driveway and cause further

deterioration.

RECOMMENDATION Repair and seal the driveway.

RESOURCE Driveway contractor
COST TO REMEDY \$2,500 to \$3,000



### R EXTERIOR/EXTERIOR TRIM





ISSUE The soffit cover is loose and has fallen out of position.

LOCATION Rear

IMPLICATION May permit pest ingress.

RECOMMENDATION Replace the soffit and repair any damage which may be revealed.

RESOURCE Siding contractor
COST TO REMEDY \$350 to \$450



#### EXTERIOR/EXTERIOR DOORS





ISSUE The threshold below the door isn't sealed, gaps between the metal and veneer noted.

LOCATION Front

IMPLICATION This affects energy efficiency and may permit moisture intrusion, pest ingress.

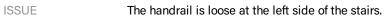
RECOMMENDATION Seal the threshold.

RESOURCE Experienced professional



### R EXTERIOR/EXTERIOR STAIRS/STEPS





IMPLICATION This poses a safety issue.

RECOMMENDATION Secure or replace the handrail.

RESOURCE Stairs contractor
COST TO REMEDY \$150 to \$250





### R EXTERIOR/PORCH







LOCATION Right Side

IMPLICATION This affects its load-bearing capacity.

RESOURCE Replace the fasteners.

Resource Experienced professional

COST TO REMEDY \$150 to \$250





### R EXTERIOR/DECK/BALCONY





ISSUE The left posts supported by the retaining wall is leaning.

LOCATION Rear

IMPLICATION Post or column has settled or moved.

RECOMMENDATION Adjust and secure the posts to prevent further movement.

RESOURCE Experienced professional

COST TO REMEDY \$100 to \$200



#### EXTERIOR/RETAINING WALL





ISSUE Airline stairstep cracks noted in the retaining wall next to the driveway. No significant movement or shifting

observed.

LOCATION Right Side

IMPLICATION This may indicate settlement or possible drainage issues.

RECOMMENDATION Monitor for any signs of movement or deterioration. Engage a masonry contractor to correct if concerns, exist or

issues present.

RESOURCE Experienced professional





TYPE/MATERIAL

ROOF COVERING: Fiberglass Architectural Shingle

**METHOD** 

ROOFING: Visual from ground with binoculars.



# **O WATER CONTROL**

TYPE/MATERIAL

**GUTTERS/DOWNSPOUTS: Aluminum** 

LIMITATIONS

GUTTERS/DOWNSPOUTS: The inspection is limited because downspout(s) discharge into an underground drainage system, the condition of underground sections can't be inspected.
GUTTERS/DOWNSPOUTS: The inspection is limited because of limited visibility or inaccessibility of the gutters/downspouts.



### **WATER CONTROL**

#### WATER CONTROL/GRADING









#### WATER CONTROL/GUTTERS/DOWNSPOUTS











# **FUEL SERVICES**

TYPE/MATERIAL

FUEL TANK: Right Side, Underground Gas, Unable to Determine



## **FUEL SERVICES**

FUEL SERVICES/FUEL TANK









# **☆** STRUCTURE

#### TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Basement, Crawl Space

BEAMS: Wood

PIERS/POSTS: Concrete Blocks

FLOOR: Dimensional Lumber, Conventional Framing

WALLS: Wood Framing

**ROOF: Dimensional lumber, Rafters** 

ROOF SHEATHING: Oriented Strand Board (OSB)

CRAWL SPACE: Vented

#### **METHOD**

ATTIC: Enter.

CRAWL SPACE: Enter.

#### LIMITATIONS

FOUNDATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials. FOUNDATION: The inspection is limited because all or parts of the foundation are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.

FLOOR STRUCTURE: The inspection is limited because all or parts of the floor structure are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.

WALL STRUCTURE: The inspection is limited because the wall is covered with insulation or finishing materials.

ROOF STRUCTURE: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

ATTIC: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.



## **STRUCTURE**



#### STRUCTURE/FOUNDATION





ISSUE There is efflorescence (white crystalline deposits) along the foundation wall.

LOCATION Left Side

IMPLICATION Indicates moisture absoprtion along the masonry.

RECOMMENDATION Improve the grading, seal gaps, monitor, and engage for evaluation/repairs, as required.

RESOURCE Experienced professional





#### TYPE/MATERIAL

ATTIC INSULATION: Fiberglass batts, Loose cellulose EXHAUST VENTILATION: Bathroom Fan, Whole House Fan

ATTIC VENTILATION: Ridge Vent, Gable Vent CRAWL SPACE VENTILATION: Manual Vents

#### **LIMITATIONS**

ATTIC INSULATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials. CRAWL SPACE VENTILATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

CRAWL SPACE INSULATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.



### **INSULATION AND VENTILATION**

B

INSULATION AND VENTILATION/CRAWL SPACE INSULATION



ISSUE The insulation is missing.

LOCATION Left Side

IMPLICATION This affects energy efficiency.

RECOMMENDATION Install insulation in accordance with local guidelines.

RESOURCE Experienced professional

COST TO REMEDY \$150 to \$250



# **♥ ELECTRICAL**

#### TYPE/MATERIAL/AMPS

SERVICE: Right Side, Aluminum, Underground, 400 amps incoming ELECTRICAL PANEL: Basement, Circuit Breaker, 150 amps, 120/240 panel voltage

ELECTRICAL PANEL: Basement, Circuit Breaker, 150 amps, 120/240 panel voltage

ELECTRICAL SUB-PANEL: Basement, Circuit Breaker, 100, 120 BRANCH CIRCUITS: Copper, Non-metallic Sheathed Cable (Romex)

GROUNDING/BONDING: Unable to Determine

#### INFORMATION

RECEPTACLES: AFCI (arc-fault circuit interrupters) protect against fires caused by arcing faults in electrical wiring. An AFCI is a circuit breaker that breaks the circuit when it detects electric arcs, which usually are caused by loose connections or damaged wiring and which may become hot enough to ignite fires. GFCI (ground-fault circuit interrupters) shut off power if the amount of current returning to the circuit is not the same as the electricity flowing into the circuit, which indicates "leaking electricity" and is a shock or electrocution hazard. We do not test AFCIs or GFCIs because receptacles may be connected to homeowner devices or systems. Test AFCI and GFCI devices regularly and replace inoperative devices.



### **ELECTRICAL**

### B

#### **ELECTRICAL/BRANCH CIRCUITS**



ISSUE There are exposed wire splices.

LOCATION Attic

IMPLICATION Splices must be in an approved junction box with a proper cover and permanently accessible.

RECOMMENDATION Install a cover on the junction box.

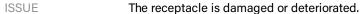
RESOURCE Electrical contractor

COST TO REMEDY \$50 to \$100



### ELECTRICAL/RECEPTACLES





LOCATION Bedroom

IMPLICATION Damaged receptacles are shock hazards.

RECOMMENDATION Replace the receptacle.
RESOURCE Experienced professional





### ELECTRICAL/SMOKE DETECTORS



ISSUE The smoke detectors are in good working conition.

LOCATION Multiple Locations

IMPLICATION Components function as intended.

RECOMMENDATION It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or

sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper

placement, installation, and maintenance.

RESOURCE Experienced professional



# **∬** HVAC

#### TYPE/MATERIAL

HEATING SYSTEM: Crawl Space, Dual Fuel Heat Pump, Electric w/Propane Backup, Trane, 5 years old

HEATING SYSTEM: Attic, Heat Pump Dual Fuel, Electric w/Propane Backup, Trane, Unable to determine years old

COOLING SYSTEM: Left Side Exterior, Central Split, Electric, Trane, 5 years

COOLING SYSTEM: Left Side Exterior, Central Split, Electric, Trane, 15 years old

#### LIMITATIONS

HEATING SYSTEM 1: The inspection is limited because the inspector operates the heat pump in heating mode only; the heat pump is not inspected for cooling because the outside temperature is too cold. If the compressor operates in one mode, it is the same as operating in the opposite mode.

COOLING SYSTEM 1: The inspection is limited because outside temperatures are too cold to operate the cooling system; most manufacturers caution that operating cooling can damage the system if outside temperatures are less than 65 degrees F. The cooling system is only inspected visually.

HEATING SYSTEM 2: The inspection is limited because the inspector operates the heat pump in heating mode only; the heat pump is not inspected for cooling because the outside temperature is too cold. If the compressor operates in one mode, it is the same as operating in the opposite mode.

COOLING SYSTEM 2: The inspection is limited because outside temperatures are too cold to operate the cooling system; most manufacturers caution that operating cooling can damage the system if outside temperatures are less than 65 degrees F. The cooling system is only inspected visually.



## **HVAC**

#### **HVAC/HEATING SYSTEM 1**









HVAC/HEATING SYSTEM 2







**HVAC/COOLING SYSTEM 1** 







HVAC/COOLING SYSTEM 2









### R HVAC/COOLING SYSTEM 2





ISSUE The Primary, secondary, overflow, and furnace drains are connected to the same discharge pipe.

LOCATION Attic

IMPLICATION In the event of a blockage, water can overflow into the framing and finish areas below.

RECOMMENDATION Gauge in HVAC technician to properly install condensate provisions/shut offs.

RESOURCE HVAC contractor
COST TO REMEDY \$250 to \$350



# **□□ PLUMBING**

#### TYPE/MATERIAL

WATER SERVICE LINE: Crawl Space, HDPE, PEX, Private Well

SUPPLY PIPES: PEX

DRAIN, WASTE, VENTS: PVC, ABS, Public Sewer

WATER HEATER: Crawl Space, Tankless On-Demand, Propane, Tankless

System gallons, NAVIEN, 10 years old

WHIRLPOOL: Interior



## 器 INTERIOR

#### TYPE/MATERIAL

FLOORS: Tile, Wood WALLS: Drywall CEILINGS: Drywall

WINDOWS: Vinyl, Casement FIREPLACE: Prefabricated

FUEL-BURNING APPLIANCE: Natural Gas FUEL-BURNING APPLIANCE: Natural Gas

#### **INFORMATION**

INTERIOR WALLS: Cracks in interior walls are typical and likely due to shrinkage of lumber and settlement; repair before painting. INTERIOR CEILINGS: Cracks in interior ceilings are typical and likely due to shrinkage of lumber and settlement; repair before painting.

#### LIMITATIONS

INTERIOR FLOORS: The inspection is limited because there is a material (e.g., carpet, rug) covering the interior floors.

INTERIOR WALLS: The inspection is limited because there is a vaulted or cathedral ceiling, which limits access to spaces between ceilings and the underside of the roof.



# **APPLIANCES**

#### TYPE/MATERIAL

**OVEN: Electric** 

MICROWAVE: Built-In MICROWAVE: Built-In COOKTOP: Propane DISHWASHER: Built-In

DRYER: Electric



## **APPLIANCES**

#### APPLIANCES/OVEN









APPLIANCES/MICROWAVE 1





APPLIANCES/MICROWAVE 2







APPLIANCES/COOKTOP





#### APPLIANCES/GARBAGE DISPOSER





APPLIANCES/DISHWASHER







APPLIANCES/REFRIGERATOR/FREEZER









APPLIANCES/APPLIANCE VENTILATION



APPLIANCES/WASHER









#### APPLIANCES/DRYER





#### APPLIANCES/DRYER 1 VENTILATION

