

Inspection Report



Property Address



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Client & Realtor Information

Client Name

Client Phone

Client Email

Realtor Name

Realtor Email

Inspection Information

Inspection Date

Inspection Time

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Building Characteristics

Main Entry Faces East.

Estimated Age

Built prior to 1900.

Building Style & Type Single family dwelling.

Stories 2.

Space Below Grade Crawlspace.

Water Source Public.

Sewage Disposal Public.

Utilities Status All utilities are on.

Climatic Conditions

Weather Clear.

Soil Conditions Dry.

Outside Temperature (f) 50-60 Degrees

Roof

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning

arrestors.

Style Gable.

2.1) Roof Access

Walked on roof.

2.2) Roof Covering

Overall the shingles are in good condition and within their useful life.

Flashings

2.3) Flashings

Your rubber flashing around the plumbing vent is in good condition yet. Monitor the rubber yearly and repair as needed. You can replace the flashing or apply a good exterior clear caulk over the cracks.

Eaves-Soffits-Fascias

2.4) Eaves-Soffits-Fascias

Nice aluminum soffit and fascia system installed.
Loose soffit noted repairs needed.



Gutters & Downspouts

2.5) Gutters & Downspouts

Consider installing full seamless aluminum gutters with downspouts to help with site drainage and protect doors/doorways.

Attic & Insulation

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the

access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

2.6) Access

There is no attic access provided. I always recommend having access to the attic. In the future, have an opening installed.

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions

3.1) Driveway

Gravel driveway is functional, but may need grading repairs in the future.

3.2) Walks

Good condition.

3.3) Exterior Steps or Stoops

Everything appears to be in good condition. No need for any repairs at this time.

Patio & Porch

3.4) Slab

Concrete.
Good condition.

3.5) Structure

Open design,

Decks and Balconies

3.6) Type and Condition

Overall the deck appears to have been well maintained and is in good condition for its age.

Fences and Gates

3.7) Type and Condition

Inquire with seller about property lines and fence ownership.

Grading

3.8) Site

The site drainage around the home appears correct.

Landscaping

3.9) Condition

Landscaping has been well maintained.

Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls

Materials

Walls are covered with vinyl siding.

4.1) Condition

Minor damage noted small holes in various areas on siding.



4.2) Flashing & Trim

Good condition.

Disclaimer

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type

Type Detached single car.

Roof

5.1) Condition

Same as house.

Ceilings

5.2) Condition

The roof sheathing is in good condition.

Garage Door

5.3) Condition

The door is in good condition and operating correctly.

5.4) Door Operator(s)

Door is opened by hand and is working fine.

No locking hardware at the time of inspection.

5.5) Service Door(s)

Good condition.

Garage Walls

5.6) Type & Condition

General condition appears serviceable.

Recommend completing the installation of siding on exterior side of garage.



Floor

5.7) Condition

Typical cracks seen in the concrete. This is common for age of the home. Overall the floor is in good condition.

Crawlspace

Access Crawlspace is fully accessible.

6.1) Walls

The walls are made from

6.2) Moisture

No - There were no elevated moisture levels noted on the exposed areas of the crawlspace walls.

6.3) Beams & Underfloor

Good condition overall.

6.4) Ventilation

The vents in the crawl space should be open in the summer and closed in the winter. Leaving them open in the winter can lead to excessive heat loss. Having the vents closed in the summer can trap any moisture potentially leading to mold/mildew.

6.5) Floor

Soil

6.6) Posts, Piers & Bearing Walls

Good Condition

Heating

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Location of Unit Laundry room

Heating Type The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Energy Source Natural Gas.

Approximate Age The furnace was new in 2014.

7.1) General Operation & Cabinet

Operating correctly.

7.2) Burners & Heat Exchangers

Burner Flames appear typical.

7.3) Pump & Blower Fan

Fan is operating correctly.

7.4) Combustion Air

Fresh air makeup venting is visually correct.

7.5) Flues, Vents, Plenum

Correct.

7.6) Air Filters

Filter size is 16x20x1. Monitor the filter and replace as needed.

7.7) Normal Controls

Operating correctly.

Ductwork and Distribution

7.8) Ducts & Air Supply

Distribution noted throughout the home.

Plumbing System

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Water Main Line

Main Line Material The visible material of the main line / pipe appears to be galvanized.

8.1) Main Line & Valve Conditions

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

8.2) Main Shut Off Location

Water meter is located in the crawlspace. Main shutoff valve is located next to the meter. Valve is operational. Make sure to show everyone living in the home the location of this valve. This is a good precaution in case of any unexpected water leaks.



8.3) Pressure

Water pressure appears adequate.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is plastic pex. **8.4) Supply Line**

Conditions

The visible portions of the supply lines appeared to be in good condition at the time of inspection. No leaks noted. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the drain and waste lines are PVC.

8.5) Drain Line Conditions

The visible portions of the waste lines appeared to be in good condition at the time of inspection. No leaks were noted. All of the waste lines were not fully visible or accessible at the time of the inspection.

Hose Bibs & Hookups

8.6) General Condition

Sample operated, appeared serviceable.

Water Heater(s)

Water Heater Type Natural Gas.

Water Heater Location Laundry Room.

Water Heater Capacity 40 Gallon.

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8 PLUMBING

8.7) Water Heater Conditions

The water heater was new in 2012.

Fuel System

8.8) Meter or Tank

Meter located at the exterior.

Sump Pump

8.9) Operation & Condition

No sump pump present.

Electrical System

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a

licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

9.1) Electrical Service Conditions

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

9.2) Main Disconnect Location

At Main Panel.

9.3) Electric Panel Location

Kitchen

9.4) Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 100 amps.

9.5) Circuit Protection Type

Breakers.

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9 ELECTRICAL

9.6) Wiring Methods

The main power cable is copper. The branch cables are copper.

9.7) Electrical Panel Conditions

The electrical panel is in good condition. Wire sizing appears to be correct. The breakers are nicely labeled.

Electrical Subpanel

Subpanel Location A sub panel is located at the garage.



9.8) Subpanel Conditions

The sub panel is in good condition. Wire sizing appears to be correct. The breakers are nicely labeled. Fuses were present at the sub panel.

Conductors

9.9) Branch Wiring

Overall the homes electrical is in good condition for it's age.

Switches & Fixtures

9.10) General

A representative sampling of switches were tested. As a whole, switches throughout the house are in serviceable condition.

Electrical Outlets

9.11) General

A representative sampling of outlets were tested. As a whole, outlets throughout the house are in serviceable condition.

GFCI outlets are installed in the appropriate locations.

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10 BATHROOMS

Bathrooms

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathroom Sink

10.1) Counter - Cabinet Conditions

Good condition

10.2) Sink Conditions

The faucet is well installed with no leaks noted at this time.

Shower - Tub - Toilet

10.3) Shower - Tub Conditions

There was evidence of moisture damage to the wall by the tub in bath . Due to conditions observed, hidden damage may exist in areas not visible or readily accessible. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions. The bathtub, faucet, and drain appeared to be in serviceable condition.



10.4) Toilet Conditions

The toilet appeared to be in good operational condition at the time of inspection.

Bath Ventilation

10.5) Condition

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10 BATHROOMS

No ventilation noted, recommend adding an exhaust fan that vents to the outside as directly as possible, and a timer as well. It is recommended that the fan run for a minimum of 30 minutes after a person exits the bathroom.

Laundry

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Water supply valves serving washing machines are not operated as they may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

11.1) Location

Utility room.

11.2) Hose Bibs or Hookups

Plumbing appears serviceable.

11.3) Waste Lines or Drains

Properly Installed.

11.4) Fuel System

There is a gas line provided for a gas dryer. If you have an electric clothes dryer you will need to have additional electrical circuitry installed.

11.5) Clothes Washer

The washing machine is in good operational condition with no leaks noted.

11.6) Clothes Dryer

Good condition.

11.7) Dryer Vent

A dryer vent is properly installed and in good visual condition.

Disclaimer

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink

12.1) Fixtures & Drain

The sink and faucet are well installed with no leaks noted at this time.

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12 KITCHEN - APPLIANCES

Range, Cooktop, or Oven

12.2) Type & Condition

Gas stove was fully tested and found to be operating correctly.

Ventilation

12.3) Type & Condition

No fan/hood present. For the long term benefit we recommend that a fan be installed and it be external venting.

Refrigerator

12.4) Type & Condition

Electric refrigerator is operating correctly.

Kitchen Interior

12.5) Counters & Cabinets

Cabinets and countertops are in good condition.

Disclaimer

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Walls - Ceilings - Floors

13.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

13.2) Ceiling Conditions

Minor damage noted on ceiling upstairs hallway was observed . Recommend further evaluation and repair as needed by a qualified / licensed contractor.

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13 INTERIORS



13.3) Floor Conditions

Normal wear on the flooring throughout the home. Minor floor sloping was observed at . From the visible and accessible areas, no immediate concern was observed.

Windows - Doors

13.4) General Type and Condition of

Windows

A representative sampling was taken, windows as a grouping are operational.

The bathroom thermal pane window lost its thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window or window pane. Company we recommend for window and glass repair is Glass Images 616-928-1033.



13.5) Interior Door & Trim Conditions

Upstairs bedroom door damage noted. Recommend repair or replacement as needed.

Overall the interior doors appeared to be in serviceable condition at the time of the inspection.

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13 INTERIORS



13.6) Main Entry Door

Main front entry door is a quality weather tight door and frame.

13.7) Other Exterior Doors

The rest of the exterior doors were tested and found to be in good operational condition.

Stairs & Handrails

13.8) Condition

Stair handrail is properly installed.

Smoke Detectors

13.9) Condition

Smoke alarms responded to the test button operation.

To update the home to current code recommend adding smoke detectors in each bedroom as well.

Recommend adding a carbon monoxide detector system in the home. When or if the heat exchanger fails early detection is critical. Newly constructed homes as of 2009 are required by code to have a CO detector installed in the mechanical room. The best system has one or more installed down near the floor in the general living or sleeping areas. It is recommended that carbon monoxide detectors are replaced every 5 years.