

Pre-Listing Inspection Report

Sample Address; Atlanta, GA

Inspection Date:
July 9, 2009

Prepared For:
Cornerstone Client

Prepared By:
Cornerstone Inspector



Report Overview

THE HOUSE IN PERSPECTIVE

An inspection was performed at the above referenced address for the purpose of identifying issues that may need to be addressed or corrected before the house is listed for sale in the future. The purpose of this inspection is to identify major issues only. Some minor repairs may not be listed. The heating and air conditioning equipment and kitchen appliances were not fully tested. Overall, this appears to be a very well built 40-42 year old structure (approximate age). The maintenance of components for the home appears to have been above average. No major repair recommendations or safety issues were identified. Several repairs are needed, however, to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The repairs and improvements that are recommended in this report are not considered unusual for a home of this age and location.

The wood framed construction of the home is of good quality. The materials and workmanship, where visible, are above average. The inspection did not discover evidence of substantial structural movement in the floors or walls. Further investigation of structural components as noted at a pier in the crawlspace is recommended, which should be performed by a qualified foundation repair contractor. The roof coverings appear to be approximately 12-15 years old (no exact age was available) and are considered to be in fair condition. The typical overall life for roofing material such as this is 15-20 years. In all, the shingles show evidence of normal wear and tear for a roof of this age. Minor repairs are needed to the roofing, which should be performed by a qualified roofing contractor. The gutters appear to be clean and well maintained. Most of the downspouts are piped away from the foundation, which will reduce the risk of leaks into the basement or crawlspace. Make sure the piping is kept free of blockages. The chimney does not show signs of significant deterioration and is in generally good condition. The house has mostly brick constructed exterior walls, which is a durable material. There was no visible evidence of major settlement in the brickwork. The siding, window and door frames, and other wood trim components appear to be well painted. No significant areas of wood rot or damage were noted. The driveway and walkways are also in good condition.

The size of the electrical service (200 amps) appears to be sufficient for typical electrical requirements. All 3-prong outlets that were tested were appropriately grounded. Inspection of the electrical system revealed the need for typical, minor repairs. A licensed electrician should be consulted to undertake the repairs recommended below and to evaluate the entire system for further repairs that may be needed.

The furnaces appear to be approximately 14 and 16 years old based on the serial numbers. The typical life for units such as this is 15-20 years based on proper maintenance scheduling. One of the furnaces is a high efficiency 90% AFU heating system, which will save on future gas consumption. Media type air filtration systems were noted, which is a high quality filtering system. An electronic dampering system was noted for the air supply system at the left side of the house and basement, which will better direct the heated and conditioned air to the areas within the home where it is needed the most. Consult with an HVAC service company concerning the maintenance and servicing required for this system (these components were not inspected). The outdoor A/C units appear to be approximately 13 and 22 years old based on the serial numbers. The typical life for such components is 12-15 years based on proper maintenance scheduling. Servicing and possible repairs may be needed for the air conditioning system serving the left side of the house, which should be performed by a qualified heating and air conditioning service company (see comment below).

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded, which improves the function of the fixtures while reducing maintenance. An oversized water heater was noted (75 gallon capacity), which should provide adequate hot water supply. A hot water circulating pump was noted, which should provide immediate hot water supply to the fixtures (pump was not running at the time of the inspection). No visible signs of active leakage were noted in the water piping or fixtures. Overall, the plumbing system is in generally good condition with minor repairs/improvements recommended.

The interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. Most of the doors and windows functioned properly and are in generally good condition. The condition of the floor and bath/shower surround tile is good and is generally well sealed to prevent damage to floor and wall structures. Only minor caulking is needed. Insulation levels are typical for a home of this age and construction. Insulation improvements will help to reduce utility costs. The concrete sub-floor in the crawlspace provides a good moisture barrier and protection against termite infestations. Repairs are recommended to prevent further rodent infestations as noted.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

Major Concern / Concern: a system or component, which is considered to be significantly deficient or is unsafe. These deficiencies should be corrected immediately and may involve significant expense.

Safety Issue: a condition that relates to the overall safety of occupants, which may require prompt attention.

Repair: a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements or repairs, which are recommended but are not immediate in nature.

Monitor: a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that these designations are assigned based on visual observations only at the time of the inspection. After further investigation, these conditions may be more serious than previously assessed. They are given as a guideline only and should not be used solely for the purpose of determining repairs that may or may not be performed by the seller. The directions given in this report (i.e. left side, rear, etc.) are as you are facing the building from the street.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the recommended repairs and/or improvements for the building. *The more immediate repairs have been italicized.* Other repairs/improvements, outside the scope of this inspection, may also be necessary.

STRUCTURAL RECOMMENDATIONS / OBSERVATIONS

1. **Monitor, Possible Concern:** *The earthen bank supporting a load bearing pier in the crawlspace noted behind the furnace has eroded over the past and may need to be stabilized by the addition of an interior block retaining wall or pressure grout for proper support of the soil and to prevent movement and settlement of the pier (see photo #1). Recommend having a qualified foundation repair contractor analyze this condition to determine the full extent of the pier support and best method for repair.*
2. **Repair, Monitor:** *Evidence of active moisture penetration and standing water was observed in the crawlspace as noted at the front wall under the front door (see photo #2). Wet crawlspaces and basements risk building damage from rot and insects and can cause interior mold or mildew (mold air sample tests are not included in this report). Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior" and "Roofing" Sections – especially concerning the comment about the sprinkler head). After these improvements have been made, this condition should then be monitored to determine if additional measures are necessary to eliminate further moisture intrusion into the crawlspace.*

ROOFING AND GUTTER RECOMMENDATIONS / OBSERVATIONS

3. **Repair, Safety Issue:** A rain cap and vermin screen should be installed on the masonry chimney to reduce the risk of damage to the damper and flues and blockages from bird and squirrel nests or other debris, especially since the furnace and water heater vent into one of the flues (see photo #3). The flues should be checked for present damage and/or blockages that may exist.
4. **Repair:** Minor repairs to the roofing are needed, which should be performed by a qualified roofing contractor. Loose shingles as noted at the back left area of the roof should be re-positioned and re-nailed (see photo #4). Damaged or missing roofing shingles as noted at several locations at the ridge caps should be replaced as necessary (see photos #5 and #6). All “eyebrows” (shingles that are lifted up by protruding nail heads) as noted at back right slope over the rear den should be repaired by lifting the shingles and re-driving the nails in the decking (see photo #7). All holes and exposed nail heads should be caulked and sealed (e.g. as noted at the chimney flashing – see photo # 8). All roof penetrations should also be examined and sealed as necessary.
5. **Improve:** Loose downspout connections to underground piping need to be secured as noted at the rear steps (see photo #9). The piping should be screwed to the downspout and sealed to prevent moisture leakage next to the foundation, a potential source of leaks into the basement and crawlspace. Make sure all piping is clear and free flowing. Ribbed (black corrugated) piping is more prone to become blocked with debris than smooth wall piping.

EXTERIOR RECOMMENDATIONS / OBSERVATIONS

6. **Monitor, Future Concern:** The wood cross-tie retaining walls as noted at the rear steps show evidence of movement and rot (see photo #10). These walls have a limited life (typically 15-20 years) and should be monitored for repairs and/or replacement that may be needed in the future.
7. **Improve:** The lawn irrigation system was not turned on (testing of the system is not within the scope of this inspection). Consider having the system fully tested by a lawn irrigation service company to make adjustments as necessary for a full coverage of all landscaping components. Make sure all heads next to the foundation are directed away from the structure to prevent damage to wood components and to prevent moisture infiltration into the basement/crawlspace (e.g. as noted at the front door (see photo #11), which may be the source of the moisture in the crawlspace). Consider relocating heads away from the foundation altogether.

ELECTRICAL RECOMMENDATIONS / OBSERVATIONS

8. **Repair, Safety Issues:** Electrical repairs are needed, which should be performed by a licensed electrician for improved safety.
 - a. Wiring in the main distribution panel (located next to the door to the garage) that is doubled up on one circuit breaker (referred to as “double taps”) should be separated (circuit marked with orange dot). Each wiring circuit should be connected to a separate breaker to prevent poor connections at the breakers.
 - b. The neutral wires (white) and ground wires (bare) are tied to the same buss bar in the sub-panel in the main hallway, which would be against current day codes (see photo #12). This should be investigated and repaired as necessary by an electrician.
 - c. The maximum allowable breaker size for the outdoor “Lennox” A/C unit as indicated on the label of the equipment is 50 amps while the breaker size at the disconnect box is 60 amps. The breaker(s) should be checked for proper compatibility with the equipment and changed out as necessary.
 - d. All open junction boxes as noted in the attic over the kitchen and garage should be fitted with cover plates, in order to protect the wiring and to reduce the risks of potential fires that may be caused by poor connections (see photo #13). Missing outlet cover plates as noted in the laundry and study should also be replaced.

9. **Monitor, Possible Repair:** *Some lights did not come on with the wall switches as noted in the rear den, left bedrooms, master bedroom, and basement. Check all lighting fixtures for operable bulbs and then check circuits for proper operation. An outlet as noted in the rear den (marked with orange dot) appears to be inoperative (did not respond to the wall switch in the room). Consult with an electrician concerning its operation and have repaired if necessary.*
10. **Monitor, Possible Repair:** *It appears that circuit breakers have been installed in the main electrical panel that are of a type that do not match with the manufacturer of the panel (e.g. as noted in the panel located in the main hallway – at GE breaker). This condition can cause the breakers to be uneven and loose, which can lead to poor electrical connections. Have the electrician assess this condition and replace all miss-matched breakers as necessary.*
11. **Improve, Safety Issue:** *The installation of ground fault circuit interrupter (GFCI) outlets is recommended in the kitchen, all baths, and at the exterior as required by present day codes. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. Up to date weatherproof covers should be installed at all exterior outlets.*
12. **Improve, Safety Issue:** *The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as required by present day codes. Current codes also now require carbon monoxide alarms in all sleeping areas and are recommended for proper safety.*
13. **Improve, Safety Issue:** *There was no bonding connection at the water piping above the water heater and at the pressure reducing valve as required by current day codes and should be installed as necessary. The installation or verification of a driven ground rod would insure proper grounding of the electrical system.*

HEATING AND COOLING RECOMMENDATIONS / OBSERVATIONS

14. **Repair, Safety Issue:** *Asbestos tape as noted on the ductwork in the crawlspace/basement should be encapsulated with mastic for proper protection by a licensed professional (see photo #14). Because of the age of this structure, there may be other material in the home that may contain asbestos not identified by this report. Visit <http://www.epa.gov/asbestos/ashome.html#3> for further information on asbestos in the home.*
15. **Repair, Safety Issue:** *The automatic shut-off switch for the lower fan panel at the furnace serving the main floor right side did not shut the system off as is necessary to prevent combustion air from contaminating the air supply for the system. This should be checked and repaired by an HVAC technician.*
16. **Repair:** *The damaged furnace exhaust vent as noted at the back left exterior wall should be repaired as necessary for proper venting of the furnace and to prevent moisture and rodent infestations (see photo #15).*
17. **Monitor, Possible Repair:** *The temperature drop measured across the evaporator coil of the air conditioning system serving the left side of the house was slightly lower than normal (input was 72, output was 62, 15-20 degree differential is normal). This can indicate that further servicing is needed (last service date was 5/09) or there is a leak in the freon system. A qualified heating and cooling technician should be consulted to further evaluate this condition if the system does not properly cool in the future. The freon levels should be checked and the system tested for leaks.*
18. **Monitor, Future Repair:** *The air conditioning system serving the main floor right side utilizes older equipment. These components may require a higher level of maintenance, and may be more prone to mechanical breakdowns. While repairs may prolong the life of this equipment somewhat, it should be budgeted for replacement in the near future.*
19. **Improve:** *All exposed return air ductwork as noted in the crawlspace/ basement should be properly wrapped with insulation and sealed with tape for proper energy efficiency (see also photo #14).*
20. **Monitor, Safety Issue:** *When furnace and water heater flues vent into unprotected masonry chimneys such as this (no rain pan or vermin screen noted – See Roofing Section), it is important to have them inspected and cleaned on a regular basis to prevent the risk of potential blockages in the lines. Blocked and damaged vents pose a risk of flue gas and carbon monoxide back-ups into the house and other unsafe conditions. The configuration of metal piping connected to masonry is also more prone to rusting of the metal when the warm flue gasses condense at the colder masonry components.*

PLUMBING RECOMMENDATIONS / OBSERVATIONS

21. **Repair:** *Minor repairs are needed to several plumbing fixtures, which should be performed by a licensed plumber:*
 - a. *Several of the toilets were loose as noted at the powder room next to the garage, jack and jill bath, and in the master, which need repair. Have all wax rings checked for leaks and the toilets properly bolted to the floor.*
 - b. *The left vanity sink in the master was draining slowly indicating that an obstruction may exist. Check the P-trap and then the drain line for blockages and clear as necessary.*
 - c. *The sink stopper located in the powder bathroom next to the garage is missing and needs repair.*
 - d. *Some of the faucets leak slightly as noted at the hand held shower in the master. This typically indicates that washers inside the handles or valves need replacement.*
 - e. *Loose plumbing faucets and handles as noted in the powder bath off of the main hallway (e.g. at sink and shower) should be tightened for proper operation and to prevent leaks in the piping.*
22. **Monitor, Possible Repair:** *The whirlpool bath did not function properly when tested. The motor appeared to trip the breaker at the first start-up and then functioned erratically after that. If further intermittent operation of the pump is encountered in the future, the tub should be checked and repaired as necessary by a qualified whirlpool service company.*
23. **Monitor, Possible Repair:** *Signs of previous leaks were noted in the flooring system below the kitchen sink, which were dry at the time of the inspection (see photo #16). The piping in this area should be monitored for further leakage and repaired as necessary.*
24. **Monitor, Future Repair:** *The old stainless steel P-traps as noted under some sinks are prone to rusting from the inside out which will cause leaks into the cabinets. Recommend replacing these with PVC.*
25. **Improve, Safety Issue:** *The jacuzzi had signs of algae growth in the lines and needs cleaning and sanitizing before usage to prevent potential infections from the water. Consult manufacturer's recommendation for proper cleaning and upkeep.*

INTERIOR RECOMMENDATIONS / OBSERVATIONS

26. **Repair:** *There is evidence of past rodent activity in the crawlspace areas, especially on the right side of the crawlspace. All outside openings (e.g. as noted at the foundation vents) should be covered with screen wire or otherwise sealed (see photo #17). If infestations persist, a pest control specialist should be consulted to eliminate future activity. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.*
27. **Repair:** *"Fogged" glass was noted at the basement sliding glass door, which should be replaced as necessary (see photo #18). This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels should be replaced for proper visibility through the glass. Other windows may be fogged but cannot be positively determined until the glass is cleaned.*
28. **Improve:** *Bath fans discharging into the attic as noted (see photo #19) should instead be vented to the building exterior to limit humidity build-up in the attic.*
29. **Improve:** *The attic insulation over the kitchen was missing in several areas and needs installation for proper protection against loss of condition air into the attic (see photo #20). All insulation should be installed for a minimum rating of R30, which is present day code.*
30. **Improve:** *Insulation improvements may also be desirable to the floor system above the crawlspace, to improve the comfort of the room above. Care should be taken, however, to provide for proper ventilation of the crawlspace since insulation installed in between the joists can increase the chance of mildew growth within the floor cavity. The interior walls in the basement which separate heated finished areas from unheated areas (i.e. storage areas) should be also insulated to prevent the loss of heated air into these areas. The doors should also be insulated and weatherstripped (including door to attic).*

31. **Improve:** The escutcheon plates and tub spouts in the bath and shower surrounds need caulking and sealing to prevent moisture intrusion behind the wall which can cause structural damage. All open joints in the tile should also be caulked and sealed. Make sure escutcheon plates under the sinks are also caulked to prevent moisture intrusion into the cabinets.
32. **Improve:** Casement windows such as this need a higher level of maintenance and cleaning than double hung windows for proper operation. Several crank-out mechanisms and windows were stuck or difficult to operate. Several crank covers and handles were missing. Recommend having all windows and cranking mechanisms cleaned and oiled and checked for proper function.
33. **Improve:** Recommend continuation of the operation of the dehumidifier in the basement area 24/7 to reduce unwanted humidity build-up, which can cause mold and mildew growth.
34. **Monitor, Safety Issue:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

THE SCOPE OF THE INSPECTION

This inspection is generally cursory in nature and is intended only for the purpose of identifying major repair issues that may need to be addressed or corrected before the house is listed. Although minor repairs and improvements are listed, further minor repairs may still be needed. The inspection does not fully comply with ASHI® Standards of Practice in terms of identifying and reporting the types of systems present. The heating and air conditioning equipment and kitchen appliances were not fully tested (e.g. the heating system was not operated). Low voltage wiring components (including security and intercom systems) and lawn irrigation systems (if present) were also not tested. The pool and related equipment were also not tested (including electrical).

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection report should not be considered a guarantee or warranty of any kind. Please be reminded that a prospective purchaser should not rely solely on this document and is encouraged to secure a separate inspection report.

WEATHER CONDITIONS

Warm and hazy weather conditions prevailed at the time of the inspection. The estimated outside temperature was 85-90 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Maintenance Advice

There may be other maintenance and safety issues that should also be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Label all furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident. Label all plumbing shut-off valves for proper identification (consult with seller concerning exact locations).
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Check all dryer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners, if present.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells, if present.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
- Clean and sanitize all whirlpool tub jet supply piping to reduce the chance of bacteria growth in the lines, which can cause infections. This can be achieved by running bleach through the system (refer to manufacturer's recommendations).
- Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage. Consider having the ductwork cleaned and sanitized for better air quality.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a "Structural Repair" bond on the home, which will cover any structural damage caused by wood destroying insects.

PREVENTION IS THE BEST APPROACH

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the house. Thank you for using The Cornerstone Inspection Group for your inspection needs.

Appendix C - Photographs



Sample - Front View



Sample - Rear View



Sample (1)



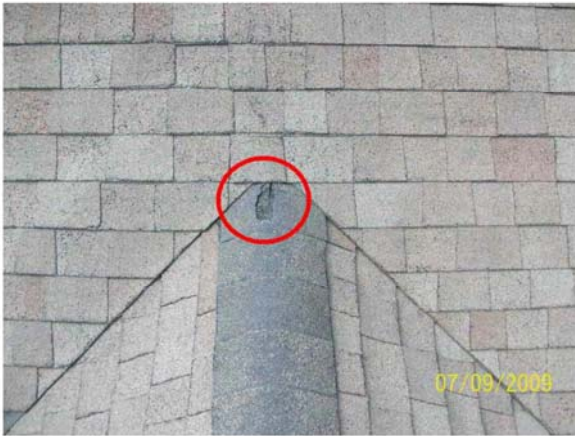
Sample (2)



Sample (3)



Sample (4)



Sample (5)



Sample (6)



Sample (7)



Sample (8)



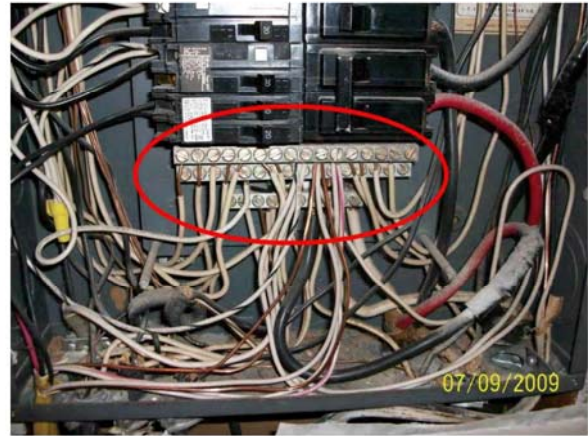
Sample (9)



Sample (10)



Sample (11)



Sample (12)



Sample (13)



Sample (14)



Sample (15)



Sample (16)



Sample (17)



Sample (18)



Sample (19)



Sample (20)