

Thomas Enterprising

Property Inspection Report



123 Easy St , Viera FL, 32940
Inspection prepared for: Report Sample
Inspection Date: 8/10/2010 Time: 5:00PM
Age: 2004 Size: 3532 sq ft
Weather: Cloudy
1 Story Reinforced solid poured concrete

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 5 Item: 4	Doors	<ul style="list-style-type: none"> • Sliding doors in the master bedroom is hard to open due to the foundation.
Page 5 Item: 9	Window Condition	<ul style="list-style-type: none"> • The NW window does not operate correctly.
Page 5 Item: 11	Patio Doors	<ul style="list-style-type: none"> • The sliding patio door in the master was not functional during the inspection.
Bathroom		
Page 7 Item: 13	Showers	<ul style="list-style-type: none"> • The hall bath valve is stuck not allowing hot water to pass through.
Page 7 Item: 16	Enclosure	<ul style="list-style-type: none"> • The magnet to keep the master bath shower door closed is not functioning properly.
Page 7 Item: 18	Toilets	<ul style="list-style-type: none"> • Toilet continues to run after flushing in the guest bath. The water is currently shut off to that toilet.
Kitchen		
Page 8 Item: 1	Cabinets	<ul style="list-style-type: none"> • Base cabinet to the right of the stove is missing a hinge.
Garage		
Page 14 Item: 6	Electrical	<ul style="list-style-type: none"> • It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)
Exterior Areas		
Page 20 Item: 4	Exterior Paint	<ul style="list-style-type: none"> • Suggest caulking around doors and windows as necessary. • Peeling paint observed, suggest scraping and painting as necessary. • Paint on exterior shutters is beginning to get weathered and discolored due to sprinkler system.
Page 21 Item: 5	Stucco	<ul style="list-style-type: none"> • The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..
Foundation		
Page 21 Item: 1	Slab Foundation	<ul style="list-style-type: none"> • Concrete slab not visible due to floor coverings. • Cracks noted on the west exterior. Recommend consultation with qualified contractor to evaluate the condition of the foundation.
Page 21 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> • Common cracks observed, these may leak at any time.
Grounds		
Page 22 Item: 2	Grading	<ul style="list-style-type: none"> • The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.

Page 22 Item: 3	Vegetation Observations	<ul style="list-style-type: none">• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 24 Item: 12	Patio Enclosure	<ul style="list-style-type: none">• Screen loose on east side of porch.
Page 24 Item: 14	Sprinklers	<ul style="list-style-type: none">• A few of the sprinkler heads are spraying structure. We recommend adjusting the heads so they do not spray the house.• The inspector noted a few broken heads.

Inspection Details

1. Attendance

In Attendance: Client not present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • **Sliding Patio Doors**

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sliding door screen is functional.

14. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Drywall walls noted.
 Observations:
 • Walls in the living area appear to be recently patched and painted.

15. Fireplace

Good	Fair	Poor	N/A	None
				X

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • North West • North • North East

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested, at time of inspection.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X		X		

Observations:
 • Sliding doors in the master bedroom is hard to open due to the foundation.

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.
 Observations:
 • It appears new carpet has been installed.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • The smoke detectors operated during the inspection.

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.
 Observations:
 • The walls in the master bedroom have been recently painted.

9. Window Condition

Good	Fair	Poor	N/A	None
X		X		

Materials: Aluminum framed single hung window noted.
 Observations:
 • The NW window does not operate correctly.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • The sliding patio door in the master was not functional during the inspection.

12. Screen Doors

Good	Fair	Poor	N/A	None
X				

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Hall Bath • Guest bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Formica tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.
Observations:
• Common cracks in grout very minor.

10. Heating

Good	Fair	Poor	N/A	None
				X

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				



13. Showers

Good	Fair	Poor	N/A	None
X		X		

Observations:

- The hall bath valve is stuck not allowing hot water to pass through.

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.
- Cultured Marble noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

16. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The magnet to keep the master bath shower door closed is not functioning properly.

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Toilet continues to run after flushing in the guest bath. The water is currently shut off to that toilet.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Base cabinet to the right of the stove is missing a hinge.



2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Formica tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Oven(s): Electric
 • All heating elements operated when tested.

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****DRAINS****

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
 • The spray wand was operated and was functional.

12. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

13. Window Condition

Good	Fair	Poor	N/A	None
				X

14. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

15. Plumbing

Good	Fair	Poor	N/A	None
X				

16. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

17. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • The sliding patio door was functional during the inspection.

18. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sliding door screen is functional.

19. Electrical

Good	Fair	Poor	N/A	None
X				

20. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

21. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X			X	

Materials: The furnace is located in the garage
 Materials: Electric forced hot air
 Observations:
 • could not test due to exterior temperature

2. Enclosure

Good	Fair	Poor	N/A	None
X				



3. Venting

Good	Fair	Poor	N/A	None
				X

4. Gas Valves

Good	Fair	Poor	N/A	None
				X

5. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

6. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
 Location: The compressor is located on the exterior grounds.
 Observations:
 • Appeared functional at the time of inspection.



Appeared functional at the time of inspection.

7. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

8. Registers

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.

9. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in the entry ceiling. • Located in a filter grill in a hall area wall.
 Observations:
 • **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • Digital - programmable type.

Water Heater

1. Combusion

Good	Fair	Poor	N/A	None
				X

2. Venting

Good	Fair	Poor	N/A	None
				X

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: electric
 Location: The heater is located in the garage.
 Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



Tank appears to be in satisfactory condition -- no concerns.

4. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

5. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 40 gallons

6. Gas Valve

Good	Fair	Poor	N/A	None
				X

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.

8. Overflow Condition

Good	Fair	Poor	N/A	None
				X

Materials: none

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
 Materials: Asphalt shingles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
X				

3. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.
 Observations:
 • Common cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
 • Engineered wood roof truss framing noted.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

Observations:
 • There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' steel door • One 16' upgraded non-insulated steel door
 Observations:
 • No deficiencies observed on the double garage door. The single was not tested.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Chain drive opener noted.
 • The garage door opener is functional, safety features are built in. The single garage door does not have power going to it.



Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

15. Cabinets

Good	Fair	Poor	N/A	None
				X

16. Counters

Good	Fair	Poor	N/A	None
				X

17. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • South side of the house.
 Location: Sub Panel Location: • Located in the garage.

Observations:
 • No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 150 amp



150 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• There is an underground service lateral noted.



There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was walked.
 Materials: Asphalt shingles noted.
 Observations:

- No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

5. Vent Caps

Good	Fair	Poor	N/A	None
X				



6. Gutter

Good	Fair	Poor	N/A	None
				X

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in: Garage
- Scuttle Hole located in:
- Bedroom Closet

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Duct Work

Good	Fair	Poor	N/A	None
X				



4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • most not accessible due to insullation

5. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • PVC plumbing vents

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.
 Depth: Insulation averages about 10-12 inches in depth
 Observations:
 • Insulation appears adequate.

7. Chimney

Good	Fair	Poor	N/A	None
				X

8. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

3. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

4. Exterior Paint

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Suggest caulking around doors and windows as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.
- Paint on exterior shutters is beginning to get weathered and discolored due to sprinkler system.



Paint on exterior shutters is beginning to get weathered and discolored due to sprinkler system.

5. Stucco

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..



The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Concrete slab not visible due to floor coverings.
- Cracks noted on the west exterior. Recommend consultation with qualified contractor to evaluate the condition of the foundation.



Cracks noted on the west exterior. Recommend consultation with qualified contractor to evaluate the condition of the foundation.



Cracks noted on the west exterior. Recommend consultation with qualified contractor to evaluate the condition of the foundation.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Common cracks observed, these may leak at any time.



Common cracks observed, these may leak at any time.

3. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

4. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • 3/4 inch copper

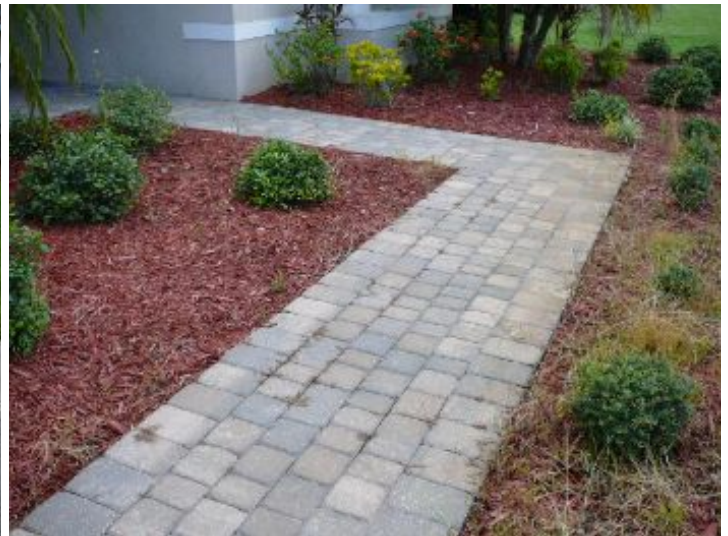
Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Brick paver driveway noted.

Observations:
 • Driveway in good shape for age and wear. No deficiencies noted.



Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.
 • 2 Lights on the screened porch are inop.

5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI receptacles are in good condition.

6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
				X

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

8. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• 55



55

9. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:
• none

10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house. • South side of house.
Observations:
• Appears Functional.

11. Balcony

Good	Fair	Poor	N/A	None
				X

12. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
• Screen loose on east side of porch.



Screen loose on east side of porch.

13. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

14. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- The sprinkler system operates with a control panel located in the garage.
- A few of the sprinkler heads are spraying structure. We recommend adjusting the heads so they do not spray the house.
- The inspector noted a few broken heads.



The sprinkler system operates with a control panel located in the garage.

15. Pool

Good	Fair	Poor	N/A	None
				X

16. Pool Deck

Good	Fair	Poor	N/A	None
				X