

RESIDENTIAL INSPECTION



Bowes Home Inspection

Ron Bowes • Lic. 3240

(918) 345-0261

Bowes.ron@gmail.com

This Home Inspection Has Been Prepared Exclusively For:

Individual	Mr and Mrs Smith	Company	
Mobile telephone #	405 123-4567	Alternate #	
Email(s) Here	smith@email.com		
Inspection Address:	OKC Metroplex Area		



Inspection Date

11/19/2025

Inspection Start Time

12:00 PM

Inspection Finish Time

3:15 PM

Temperature Today

57

Weather Conditions Recently

Cloudy/Warm

Weather Conditions Today

Cloudy/Warm

Inspection Property is	Residential	Approx Age	41	Stories	1
Approx Sq Ft	2,500	Occupancy	Select	Building faces	Select

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. These forms and report cannot be reproduced without permission of the Buyer or **Ron Bowes**. © 2025 Hettinger Enterprises, LLC. All Rights Reserved. inspectors.software

Selling Representatives Info:

Agent/individual	Realtor's Name		
Company	Realtor's company		
Cell #	405 555-9999	email here	Realtor'@company.com
Disclosures	Provided		

(918) 345-0261 | Bowes.ron@gmail.com | Bowes Home Inspection's Address

11/19/2025

Mr and Mrs Smith

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4.0 APPLIANCES

Legend

Safety Issue

Monitor

Repair

Repair see Details Col 4.3

P = See Photo(s)

4.1 Appliances & Equipment

Appliances

✓

Owner's belongings prevent test washer/dryer

☐

Combination Washer/Dryer

Washer

Cond

Aged/Operable

Checked

☐

Hot

☐

Cold

☐

Drain

110v

Dryer

Cond

Aged/Operable

☐

Gas line Capped

If range top/stove/oven is gas, shut-off valve may not be visible

We do not check self cleaning

Range-top

Cond

Aged/Operable

Type

Radiant

☐

Grill

Elect 110v

Stove

Cond

Type

☐

Gas line Capped

Select

Oven

Aged

#

2

350 ° Bake

° Broil

350 °Bake

° Broil

Elect 220v

Exhaust Fan

Cond

Aged/Operable

Exhaust

Recirculating

✓

Filter

Refrigerator

Cond

Aged/Operable

☐

Frost free

☐

Dispenser

☐

Not tested

✓

Water hookup (for ice maker, etc)

Temps

° Freezer

° Refrigerator

Dishwasher

Cond

Aged

Temp

Garbage disposer

Cond

Aged

Microwave

Cond

Not built in

Trash compact

Aged

Wine cooler

Temp

Ice Maker

Cond

None

Freezer/Ex. Frig

Temp

Overhead garage door equipment

✓

Present

1

Openers

Auto reverse

✓

Pressure sensitive

✓

Laser eye operable

Miscellaneous equipment

✓

Door bell

Cond

Aged

☐

Attic fan(s) Cond

☐

House fan(s) Cond

☐

Central house vacuum Cond

☐

Additional freezer/refrigerator operating when inspection was completed. Showed buyer or realtor.

Water management systems

Lawn sprinkler

None present

☐

Rain sensor (not tested)

Zones

0

☐

Backflow preventer (not tested)

☐

Sump pump (not tested)

Pool/Spa equipment

☐

See separate page for 9.0 Pool/ Spa Inspection details

Pool, hot tub, fountain, and pond equipment including electrical, decking, coping, covers, and plumbing are not inspected unless specially contracted. Leak test beyond scope of inspection.
* We do not check the operation of these type of cooktops.

4.0 APPLIANCES

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4.3 Details and further explanation

Average life expectancy of appliance is 10 to 15 years. We only inspect appliances to see that they work. We are not inspecting for quality or cleanliness. Budget replacement if appliances appear over 10 years old.

See 4.2 Column and 4.4 Photos for repair Items

Description

417

Dryer vent needs repair

430

Garage door opening system needs repair

Zones

Sprinkler System

1

2

3

4

5

6

7

8

9

10

11

12

4.4 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing

430 Emergency pull arm is not present

417 dryer vent missing flap should be repaired

4.0 APPLIANCES

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4.4 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing

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[illegible]

Water heater data plate

Safety Issue	525	Hot water temperature is potentially scalding	
Repair	534	Grout/Caulk repairs needed	☒ missing / deteriorated

evaluated by a licensed plumber BEFORE CLOSING.
We do not check sewer lines. If this structure is over 20 years old, we advise having the sewer line scoped. If sewer line is over 40 years old, budget for replacement.
If the temperature is below freezing, we do not turn on the exterior faucets. Recommend buyer operate and inspect the exterior faucets before closing.
We only check jetted tubs to see that they come on – we do not run them for more than a minute.
Buyer FYI/Recommendations: service Tankless Water Heaters every 6 months

[illegible]

534 Grout master shower

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26 HVAC ductwork is not properly secured to unit

Thermostat northside hallway

AC nameplate

8.0 Interior

8.0 Interior

8.0 Interior

8.1 Interior of house

Floor finishes

☒ Tile/Vinyl

☐ Terrazzo

☐ Clay Tile

☐ Sheet Goods/Vinyl

☒ Laminate Type

☐ Ceramic Tile

☒ Rugs

☐ Marble

☐ Granite

☒ Carpet

☐ Wood

☐ Concrete

☐ Visible Cracks

Wall/ceiling finishes

☒ Drywall

☐ Paneling

☒ Vaulted

☐ Ceramic

☐ Brick

☐ Tile

☒ Popcorn/Paint

☐ Text./Paint

☐ Plaster

☒ Textured/Paint

☐ Tray

☐ Drop

☐ Stone

☐ Wallpaper

☐ Open Beam

☐ Acoustic

Windows

☐ Sliding

☒ Single Hung

☐ Double Hung

☒ Fixed

☐ Casement

☐ Jalousie

☐ Single Glazing

☐ Double Glazing

☐ Tint

☐ Awning

☐ Vinyl

☐ Aluminum

☒ Steel

☐ Wood

☐ Storm

☒ Screens

☐ Tilt Latches

☐ Security Bars-Not Tested

☐ Security Mesh Wire

Doors

☒ Hinged

☒ Paint/Stain

☐ Bi-Fold

☐ Pocket

☐ Arch

☐ Screens

☐ Slider

☐ French Door

☐ Storm

☒ Hollow

☒ Solid

☐ Veneer

Fireplaces

☒ None present

☐ # In Use 0

☐ Stove In

☒ Gas Starter

☐ Not operable

☒ Show to Buyer and/or Realtor

☐ Sealed

☒ Gas Log Only

☐ Ash Drop

☒ Damper/Operated

☐ YES

☒ Mantle

☐ Heatolater

☐ W/Fan

☐ Exterior Air Intake

☐ Tile

☐ Stone

☐ Brick

☐ Wood

☒ Prefab/Masonry

☒ Hearth

☒ Glass Door

☐ Glass Panel

☐ Direct Vent

☒ Do Not Burn Wood/Combustibles In This Fireplace

☐ Wall Switch

☐ Unvented

Porches/entry/patio

☒ Open

☒ Covered

☐ Enclosed/Lanai

☐ Screen

☐ Florida Room

☐ Heat

☐ Cool

☐ Fan(s)

☐ Bar

☐ B-B-Q

☐ Grill

☐ Sink

Features

☒ Bedrm Closets

☒ Pantry

☐ Staircase

☒ Cabinets

☐ Built-in desk

☒ Attic

☐ W/stairway

☐ Laundry Chute

☐ Ironing Board

☐ Wet Bar

☒ Garage

☐ Kitchen Counters

☐ Laminate

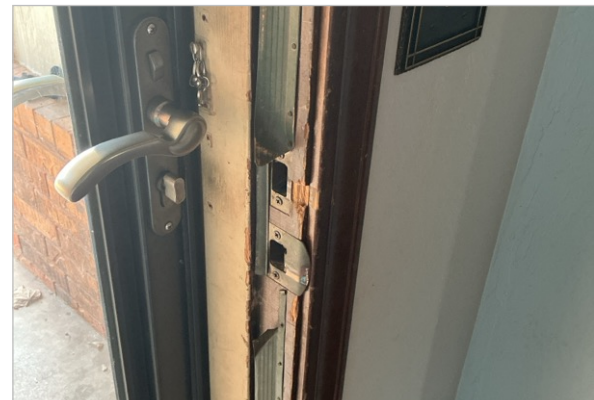
☐ Dumb Waiter/Elevator (Not Tested)

Structures Built Before 1978 May Contain Lead Paint. We Do Not Test For Lead.
All Exterior Doors Are Reported On Page 2.0 Exterior

Legend Safety Issue Monitor Repair Repair see Details Col 8.3 P = See Photo(s)

8.2 Visible conditions, items noted for evaluations/repairs need to be addressed BEFORE CLOSING									
Present									
Present	803	Carpet		stained					
Present	838	House is full of furnishings							
Repair									
Repair	804	Drywall - walls, ceiling		damaged					P
Repair	812	Windows have broken seals and are fogged : see sticker [F]							
Repair	813	Screens and/or framing		damaged					P
Repair		door(s):	☒ handle(s)	☒ latch(es)	☒ latch plate(s)				P
Repair	818	Door(s)		poor weatherstripping					P
Repair	811	Deteriorated	☒ grout	☐ glazing	☒ putty/caulk				P
Repair		☐ flooring	☐ windows	☒ thresholds	☐ ext. doors				P
Monitor									
Monitor	836	Windows are inaccessible/dirty/fogged and difficult to inspect							
Monitor	834	Water/moisture/condensation stains							P
Safety Issue									
Safety Issue	839	FYI: Door from house to garage should be self closing							
Disclosure									
Disclosure	832	Repairs/alterations - check with seller							P

8.3 Details and further explanation	
	Note: Cosmetic repairs are not part of the standard report. Note: We do not test for mold, lead, asbestos, or radon unless specifically contracted. Furnishings prevent full inspection (check during final walk-through) Garage is full (Check during final walk-thru) If there are moisture stains present or you have allergies/asthma, we advise you have an air quality test to address your concerns. Do not burn combustibles or wood in this fireplace--intended for gas log only Have fireplace fully evaluated by chimney sweep. We CANNOT see inside chimneys
See 8.2 column and 8.4 Photos for repair Items	
	Description
804	Damaged drywall as noted in column 8.2-find all damaged areas and repair throughout
812	Windows have broken seals and are fogged. Recommend having qualified professional evaluate all windows.
813	Repair window screens as noted in column 8.2
818	Interior door(s) need repair as noted in column 8.2
811	Window caulking/glazing repairs needed as noted in column 8.2
836	Windows are dirty/inaccessible and difficult to inspect
834	
839	Door from houses to garage needs to be self closing
832	Repairs/alterations - check with seller



818, 813 weatherstripping and door handles and latch



804 Drywall for recent plumbing access hall needs to be repaired

8.4 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



836,834 skylight in master bathroom is an accessible



813, 836 bathroom window and Jack and Jill bathroom



836, 834 skylight in living room possible water stains needs further investigation by a licensed contractor



804 Right sink master bath, hole and crack and drywall should be repaired

8.4 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



832, 834 garbage disposal was recently fixed because of a leak. A present time there was no moisture beneath it.



811 caulking at all windows should be properly repaired



811 caulking at all windows should be properly repaired
Master bedroom windows



Fireplace was not operational



Bowes Home Inspection

INVOICE

(918) 345-0261 • Ron Bowes • Lic. 3240 • Bowes.ron@gmail.com

11/19/2025

CLIENT INFORMATION			
Buyer(s) Name	Mr and Mrs Smith		Present:
Phone Numbers	cell: 405 123-4567	work:	
Driver Lic#		State	Exp:
Email	smith@email.com		
Present Address:			
	City	State	Zip

INSPECTED PROPERTY INFORMATION			
Property Address:			
OKC Metroplex Area			

SELLING AGENT INFORMATION			
Selling Agent	Realtor's Name	Present:	
	Realtor's company		
Tel #/Email	405 555-9999	Realtor'@company.com	

ATTENDING									
☐	Buyer	☐	Seller	☐	Selling Agent	☐	Listing Agent	☐	
These Forms And Report Cannot Be Reproduced Without Permission Of The Buyer Or Ron Bowes									

If it is not hooked up or not turned on, we cannot inspect it. GET WARRANTY / SERVICE CONTRACT IF AVAILABLE

FEES FOR VISUAL & ACCESSIBLE INSPECTION													
☒	Base 1-8	☐	Sprinkler	☐	Crawlspace	☐	Well	☐	Septic	☐	Pool	☐	Basement
☐	Cent Vac	☐	Decks	☒	Hvac	☐	Spa	☐	Shelter	☒	Firepl	☐	
☐	Home Inspection Fee if paid at time of inspection:										\$		
☐											\$		
☐											\$		
☐	Total Inspection Fee to be paid at inspection										\$	0.00	
☐	Paid At Inspection:		☐	Cash	☐	Check#		☐	Credit Card				

A Re-inspection fee of only items listed in TRRs would be:	
Price is good for 90 days only on items listed in TRRs	

Please Pay Inspection Company:

Bowes Home Inspection • (918) 345-0261

Company Address

Bowes.ron@gmail.com • Visit our website at BowesHomeInspection.com

A LATE PAYMENT OF **\$75** WILL BE CHARGED IF PAYMENT IS NOT RECEIVED WITHIN **60 DAYS** OF THE INSPECTION.

CUSTOMER X
SIGNER RESPONSIBLE FOR PAYMENT. PAYMENT IS DUE IMMEDIATELY IF CONTRACT CANCELLED



Bowes Home Inspection (918) 345-0261

Ron Bowes • Lic. 3240

Date: 11/19/2025

RESIDENTIAL INSPECTIONS SHEET OF UNDERSTANDING

Sheet of Understandings Regarding the Inspection provided by Bowes Home Inspection, for

Name: Mr and Mrs Smith PH: 405 123-4567

on the property located at OKC Metroplex Area

- #1. We do not inspect for mold, radon, asbestos and/or any carcinogenic or air quality issue. If moisture stains are present, if a house is over ten years old, if you smell/sense something, or have asthma or allergies you should order an air quality test or assign us to order one for you.
- #2. I understand that an inspection is limited to visual and accessible only. If it cannot be seen it will not be considered part of the report. For example: Sewer lines, ductwork that is buried, or anything that is inaccessible. This would include things blocked from view by furnishings or debris, or covered by insulation, sheetrock, carpet, shrubs, bushes, etc. **Initial**_____
- #3. Any appliance or piece of equipment (furnace, dishwasher, air conditioner, garage door opener, hot water tank, hoist, etc.) that is over 10 years old may be approaching the end of its useful life and should be immediately serviced, cleaned, and evaluated professionally (i.e. a furnace should be serviced and evaluated by a licensed HVAC person.
- #4. Items (roofs, dishwashers, slabs, furnaces, windows, etc.) may cease to work properly at anytime. No one knows exactly when that point will be and an inspection ONLY indicates that the item is functioning, at the time of the inspection, according to observation.
- #5. If I am buying a structure over 10 years old I understand that it is normal for items to start needing maintenance. An inspection does not mean I am getting a warranty backed by the inspector or the realtor as to how long things will last.
- #6. The inspector is very good, but there are limitations. We are only the "general practitioners" looking for obvious items or signs that you need a licensed professional. I understand that Bowes Home Inspection STRONGLY urges me to be present at the inspection for report explanation and review. I acknowledge that Bowes Home Inspection believes that I lose 50% of the value of my inspection if I am not present for the review and walk through.
- #7. I understand that an inspection is a "spot" quick check and that problems that would show up after time might not be able to be identified in a visual inspection. We are not running any equipment for prolonged periods of time (i.e. 20 minutes) except for cold water faucets or equipment the owner had on, like air conditioner in the summer. (For example: the hot water is turned on for less than 60 seconds at each faucet to see if the faucet provides hot water. If a shower or tub had little hot water after two minutes an inspector would not know this and it should have been divulged in the disclosure. Although we run every faucet for 60 minutes we only run the cold water so that we do not run a family out of hot water. We only run most items for a very short time to see if they operate.
- #8. I understand that i must notify Bowes Home Inspection of any problems and must give them two normal working days to come by and look at the "problem" before any repairs are made or I waive any/ all liability to Bowes Home Inspection.
- #9. We recommend "Evaluation" when we find just cause that cause may only be indicative of additional problems. Bowes Home Inspection will not accept any liability for noted and associated defects that would otherwise have been identified by recommended professional evaluation. **Initial**_____
- #10. Visible conditions will be indicated on the report that may not be deemed defects needing repair at the time of the inspection.
- #11. I have received a digital copy of the invoice, Contract, Sheet of Understanding, and a link to the Construction Industries Board Home Inspection Standards of Practice with time to review prior the inspection from the Bowes Home Inspection. **Initial**_____

Signature _____

Bowes Home Inspection (918) 345-0261

Ron Bowes • Lic. 3240

CONTRACT

Date: 11/19/2025

THIS AGREEMENT is made between Bowes Home Inspection and/or Ron Bowes Lic. 3240, (918) 345-0261 at 14285 Coleman Court, Edmond, OK 73025 (herein referred to as the "Company") and

Name: Mr and Mrs Smith **PH:** 405 123-4567
(herein referred to as "Customer") regarding a building (the "Building") to be inspected located at

OKC Metroplex Area

The Company agrees to perform an inspection of the house for the purpose of alerting the Customer to major deficiencies in its condition. A report (the "Report") containing the inspection's findings will be prepared by the Company and provided to the Customer for its sole, exclusive and confidential use within 24-48 hours. The company will perform its inspection in accordance with the Oklahoma Standards of Practice for Home Inspectors. Minor or cosmetic defects will not be reported.

The inspection fee is due and payable upon presentation of the Report and is based on a single visit to the house. Additional fees will be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of his inspection, or the like, such additional services are beyond the scope of this Agreement. All time related to legal testimony is \$200 per hour.

The inspection will be conducted only on visible and accessible areas and components of the house, and are limited to the apparent condition of the house on the date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, etc. Conditions may exist which remain undiscovered. While the inspection reduces the risk of purchasing property, it does not eliminate such risk. The Company is not responsible for the failure to discover latent defects or for problems which occur or become evident after the inspection time. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, etc. will not be tested. As to certain conditions, only random sampling will be conducted. The inspection report will not address the presence of radon gas, lead paint, mold, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, out-buildings, the well system, (available at an additional charge) septic tank or other buried drainage or storage systems, the security system, the central vacuum systems, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood-boring insects, ants, birds or other infestation. Neither this Agreement nor the Report constitutes or should be construed to be:

- (a) a compliance inspection with respect to any code, standard or regulation;
- [B] a guaranty, warranty or policy of insurance;
- (c) a survey, appraisal or flood plain certification;
- (d) a wood-destroying organism report;
- (e) an opinion regarding the condition of title, zoning or compliance with restrictive covenants;
- (f) an environmental or engineering analysis;
- (g) technically exhaustive.

We reserve the right to add information to this report for 72 hours.

The Customer may wish to seek other advice or recommendations from appropriate professionals regarding the foregoing, conditions revealed in the Report, and areas excluded from the scope of the inspection.

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its report is limited to the refund of the fee paid. Secondary or consequential damages are specifically excluded. All claims must be presented within one year from the date of inspection. The Company is not liable for any claim presented more than one year after the date of inspection. This limitation of liability is binding upon the customer, heirs, successors and assigns, and all other parties claiming by or through the Customer. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

Any controversy or claim arising out of, or relating to this contract, change orders or addenda, the services rendered hereunder, or any other matter pertaining to this agreement, other than an action to recover the Company's fee, shall be submitted to binding arbitration

The arbitration shall be conducted by and according to the rules and procedures of Construction Dispute Resolution Services, LLC. The arbitration award shall be binding upon the parties and shall be enforceable in any court of competent jurisdiction. Both parties shall share the cost of the dispute resolution process equally up to and including the arbitration hearing although personal attorneys and witnesses or specialists are the direct responsibility of each party and their fees and expenses shall be the responsibility of the individual parties. As part of the arbitration award, the arbitrator(s) shall allocate fees and costs of the arbitration along with reasonable attorney's fees and other reasonable costs and expenses to the prevailing party in any manner that the arbitrator(s) considers to be reasonable; provided, if prior to the commencement of the arbitration the Company has offered a refund of the fee paid, the Company shall not be liable for any attorney's fees or other costs and expenses the Customer incurred at any point in the dispute, and the Company shall be entitled to attorney's fees, costs, expenses, and reimbursement for time incurred in investigation of the claim and preparation for and participation in the arbitration.

Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

Customer accepts that this inspection is no substitute for a final walk-through for which Customer is responsible since damages, mechanical failures, and symptoms, cures, etc., may appear after this inspection and before Customer's legal acceptance of the property. Customer waives all claims against the inspector or Company in the absence of diligently performing a walk-through inspection and for lack of Customer's acquiring more extensive investigation and follow-through with a specialist on any problem noted in the inspection including confirmation of any cost approximations. Customer acknowledges that the inspection is not a technically exhaustive inspection but is a visible and accessible inspection only. Customer acknowledges that all noted items should be addressed/repaired before closing.

STANDARD INSPECTION	
The customer requests the standard visual inspection of the readily accessible areas of the structure. <u>The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company and/or Ron Bowes for errors and omissions in the inspection shall be limited to the fee paid for the inspection. It is agreed that all legal actions will be conducted in the inspector's county of residence. Signer is responsible for payment.</u>	
\$	Fee
Date: 11/19/2025	Customer X

USE AND OWNERSHIP	
This report is owned by the person paying for this report and the inspection company. This report is not valid for any other buyer and no one has permission to copy or use this report other than the purchaser or Bowes Home Inspection. .	
This form is copyrighted and cannot be reproduced without written permission of Buyer or Bowes Home Inspection.	



Bowes Home Inspection

Ron Bowes • Lic. 3240

(918) 345-0261

Bowes.ron@gmail.com

Thank you for choosing Bowes Home Inspection to inspect your home. This is a "visual and readily accessible" inspection ONLY. It is from the outside walls in and is only a "snapshot" in time. Items may fail, break, leak, etc. after our inspection. If we cannot see it, we cannot report on it.

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. Recommended repairs are for your information and are not necessarily the responsibility of the seller. The term evaluation indicates you need to have the entire system evaluated by a licensed professional. Additional items may be discovered which are beyond the scope of our inspection.

We are not inspecting the duct work, buried plumbing, or sewer lines. If this structure has plumbing, sewer, and/or "slab" heat/air duct work that is over 20 years old, you should have them evaluated by a licensed professional using special tools.

This is not inspection for (ADA) Americans with Disabilities Act compliance and/or CODE COMPLIANCE. Check with appropriate government agency for these inspections. We inspect for best practice and are not code inspectors.

A Home Inspection means a visual examination of any or all of the readily accessible physical real property and improvements to real property including structural, lot drainage, roof, electrical, plumbing, heating and air conditioning and such other areas of concern as are specified in writing to determine if performance is as intended.

If it cannot be seen, it will not be considered part of the report. An inspection ONLY indicates that the item is functioning, at the time of inspection, according to observation. An inspection is a "spot" quick check and those problems that would show up after time might not be able to be identified in a visual inspection.

Equipment will not operated for prolonged periods of time except for cold-water faucets or equipment the owner has turned on such as an air conditioner in the summer.

We are not inspecting for cosmetic items (i.e. needs painting/patching).

We are inspecting for those items that are:

#1 UNSAFE #2 BROKEN #3 NOT WORKING AS INTENDED

NOTE: WE DO NOT TEST FOR MOLD, LEAD, ASBESTOS, OR RADON UNLESS SPECIFICALLY CONTRACTED

We appreciate your business!



Please call if you need further assistance.