

General Summary



Ferguson Home Inspections

Ferguson Home Inspections
318 Ave I # 673
Redondo Beach, CA 90277

Customer

Kevoork & Susan Toumalan

Address

1608 Cataluna Pl
Palos Verdes Estates CA 90274

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior



1.0 Driveway

Repair or Replace

Heaving and expansion cracks noted at the driveway, suggest repairs as needed.



1.0 Item 1 (Picture)

1.1 Walkways

Repair or Replace

Settling and heaving noted at various areas, this is a potential trip hazard. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)



1.1 Item 3 (Picture)

1.2 Fences

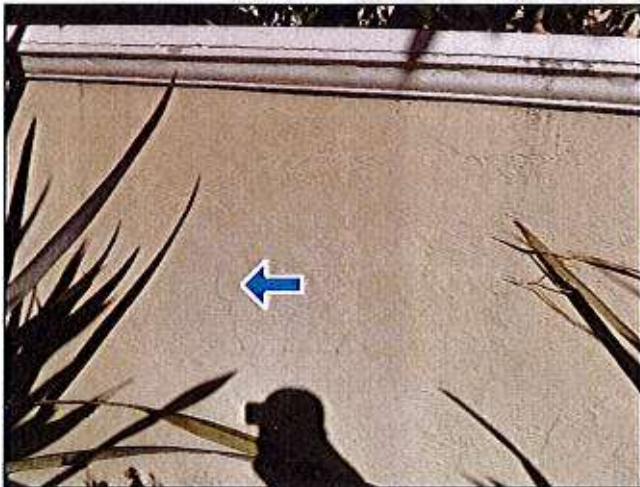
Repair or Replace

(1) The stucco fence on the right side is leaning, suggest review with a licensed contractor for repairs as needed.



1.2 Item 1 (Picture)

(2) Minor cracks noted at the stucco fences, areas stable at the time of the inspection. Suggest repairs/maintenance as needed.



1.2 Item 2 (Picture)

1.3 Siding

Repair or Replace

(1) Various areas of the siding have been patched, suggest review with the seller on the cause and any repairs needed.

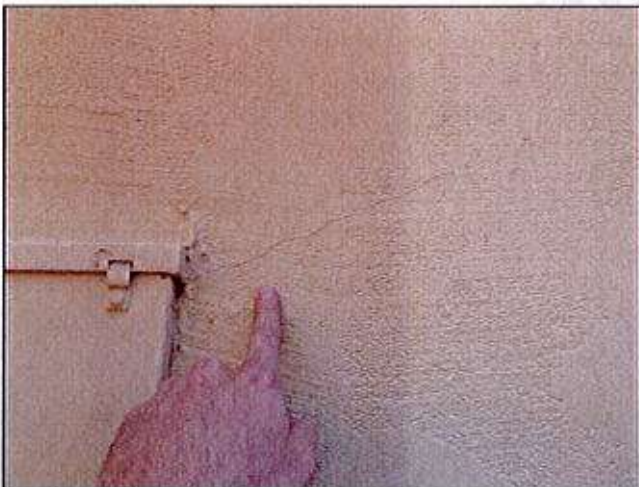


1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

(2) Settling cracks noted at various areas of the stucco siding, suggest maintenance as needed.



1.3 Item 3 (Picture)



1.3 Item 4 (Picture)



1.3 Item 5 (Picture)

(3) Minor deterioration and blistering stucco noted at various areas. See the Lot/Drainage comments and review with a licensed contractor to repair as needed and divert water away from the foundation areas.



1.3 Item 6 (Picture)



1.3 Item 7 (Picture)

(4) Multiple trees and bushes are in contact with the siding. Suggest trimming them away from the siding to prevent any future damage.



1.3 Item 8 (Picture)



1.3 Item 9 (Picture)

(5) Suggest sealing around the siding penetration's to prevent future water/insect/rodent intrusion at these areas.

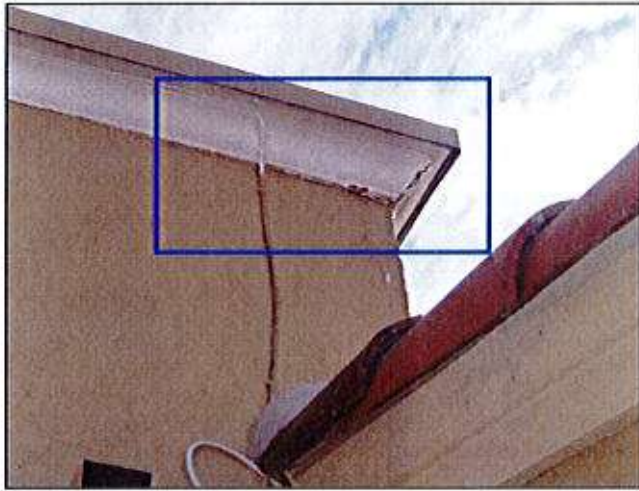


1.3 Item 10 (Picture)

**1.4 Trim/Eaves/Fascia
Repair or Replace**

Wood deterioration noted at various trim areas. Suggest review with termite company and/or a licensed contractor

and repair/replace as needed.



1.4 Item 1 (Picture)

1.5 Windows

Repair or Replace

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)

1.6 Doors

Repair or Replace

Various wood doors are weathered and deteriorated. Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

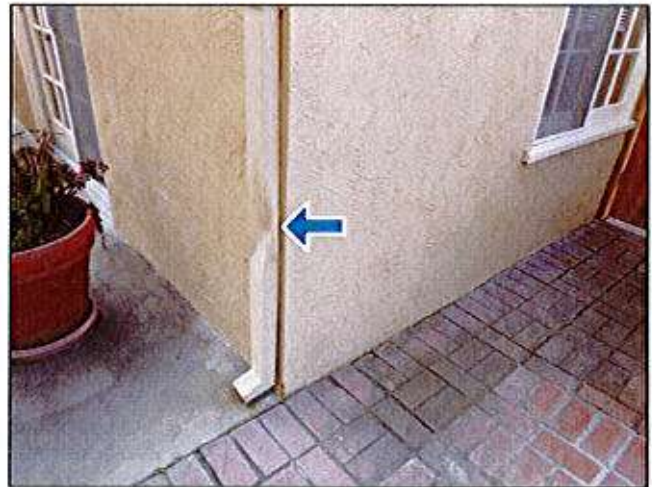
1.8 Gutters/Downspouts

Repair or Replace

(1) The gutters/downspouts are damaged, rusted and deteriorated at various areas, suggest replacing the gutters/downspouts as needed.



1.8 Item 1 (Picture)



1.8 Item 2 (Picture)



1.8 Item 3 (Picture)

(2) Suggest redirecting the downspouts out of the planters to reduce ponding during the rainy season.



1.8 Item 4 (Picture)

1.9 Retaining Walls

Repair or Replace

(1) The retaining wall at the rear shows some settlement and movement cracks, but appears stable. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.9 Item 1 (Picture)



1.9 Item 2 (Picture)



1.9 Item 3 (Picture)

(2) The retaining wall at the front left shows some minor settlement and movement, but appears stable. Suggest review with a licensed contractor for repair/replacement costs as needed.



1.9 Item 4 (Picture)

(3) Various top caps were loose at the rear retaining wall, suggest repairs as needed.



1.9 Item 5 (Picture)

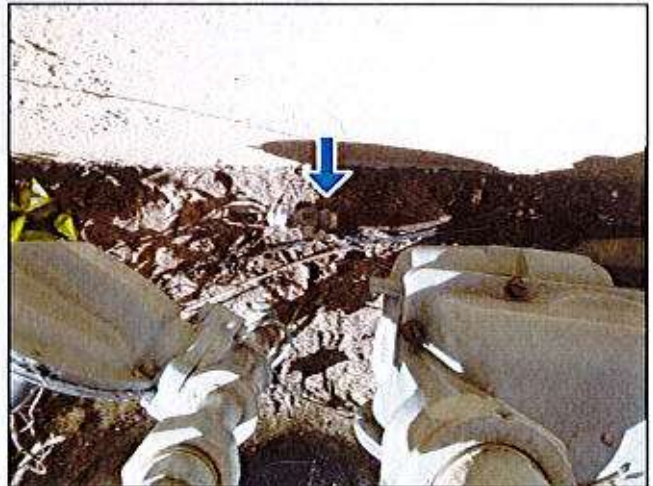
1.12 Comments

Repair or Replace

- (1) Suggest review of trees and root structures to prevent future damage to the property, drainage systems and structures.
- (2) Old and decommissioned/abandoned gas lines and water lines were noted in various planters, suggest removal as needed.



1.12 Item 1 (Picture)



1.12 Item 2 (Picture)



1.12 Item 3 (Picture)



1.12 Item 4 (Picture)

2. Lot Grade/Drainage

2.0 Lot Grade/Drainage

Repair or Replace

Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage along with the expansion soil has caused settling to the foundation. Suggest review with a licensed contractor for repairs and installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.

3. Foundation

3.0 Foundations, Basement and Crawlspace

Repair or Replace

(1) Settling was observed at the front right section of the structure. Suggest review with a licensed foundation contractor and/or a soil/geo-technical engineer and make any repairs as needed.



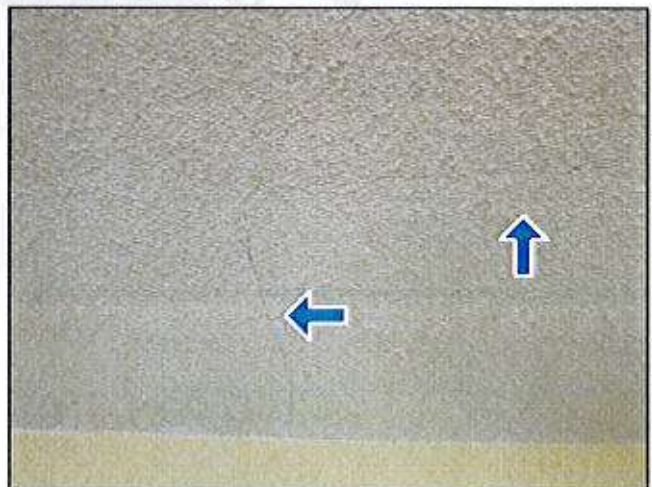
3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)

(2) Re-grading where needed is recommended to assure all water drains away from the home's foundation. The inadequate drainage along with the expansion soil has caused settling to the foundation. Suggest review with a licensed contractor for repairs and installation of perimeter concrete walkways/barriers, rain gutters and an area drainage system to divert all the water away from the foundation.

(3) Unable to verify (visually observe) the foundation bolting at the mud-sill and/or foundation due to the structure's construction on a concrete slab foundation and/or covered mud sills (wall construction). Generally a home built in the State of California was required to be structurally bolted after the 1930's. See the City or County Building

Department for verification of foundation bolting, permits, final or Certificate of Occupancy. As stated in the inspection agreement, building permits are not investigated or reviewed by the inspector.

4. Roofing

4.0 Roof

Repair or Replace

(1) Chipped and lifted/ajar areas of the roof tiles were noted, suggest review by a licensed roofer for repair/ replacement costs as needed to prevent any future leakage during the rainy season.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)

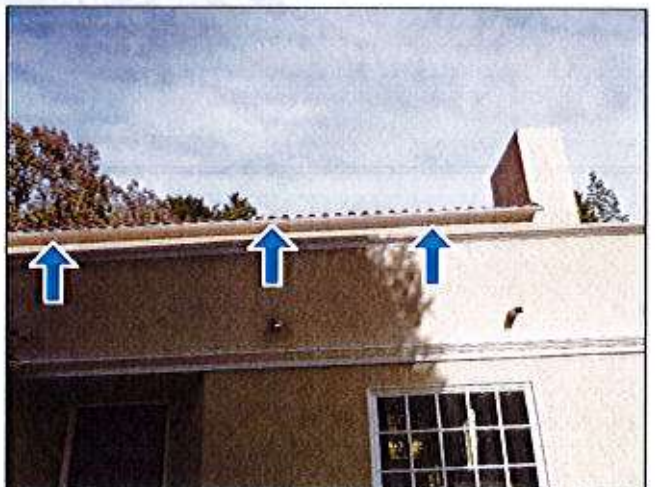


4.0 Item 4 (Picture)

(2) The tile bird stops were missing at various areas, suggest review with a licensed roofer for installation costs as needed.



4.0 Item 5 (Picture)



4.0 Item 6 (Picture)

(3) The tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damaging the roof. Suggest trimming as needed.

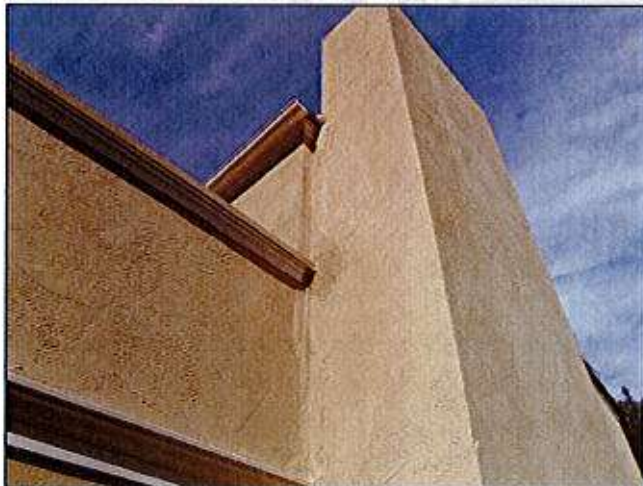


4.0 Item 7 (Picture)

4.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

(1) Excessive stucco patching was noted at the chimney structure. The stucco patches are separating/failing, indicating that the chimney structure is settling at different rate(s) than the dwelling. Suggest review by a licensed chimney contractor and a licensed contractor to make repairs as needed to reduce/eliminate the settling of both the chimney structure and dwelling and to repair the exterior stucco to prevent water intrusion as needed.



4.2 Item 1 (Picture)

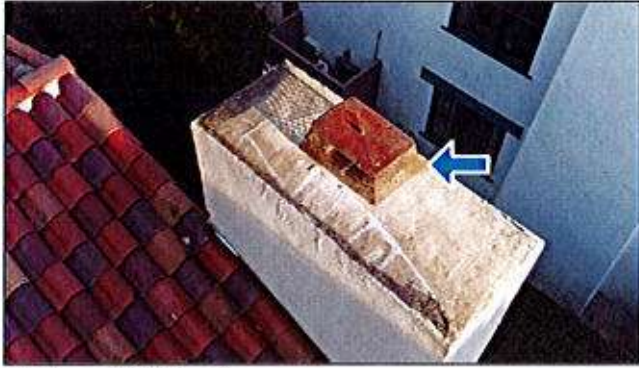


4.2 Item 2 (Picture)



4.2 Item 3 (Picture)

(2) The chimney rain cap and spark arrester are rusted and deteriorated, suggest replacing as needed to prevent future water intrusion at this area.



4.2 Item 4 (Picture)

5. Attic

5.0 Framing & Sheathing

Repair or Replace

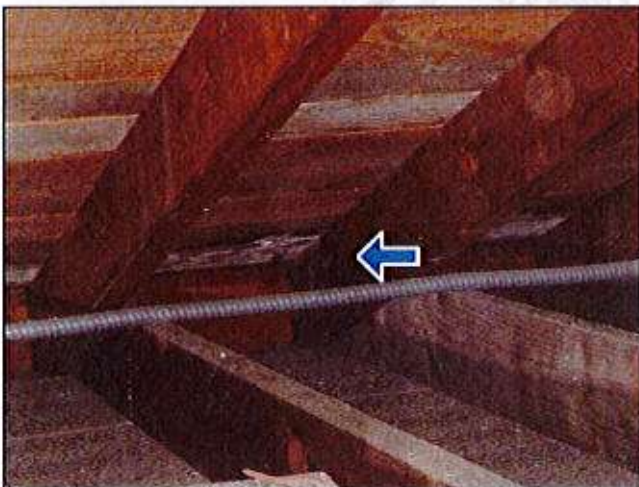
(1) Moisture stains noted at various areas of the attic sheathing/framing, see roof comments and repair as needed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



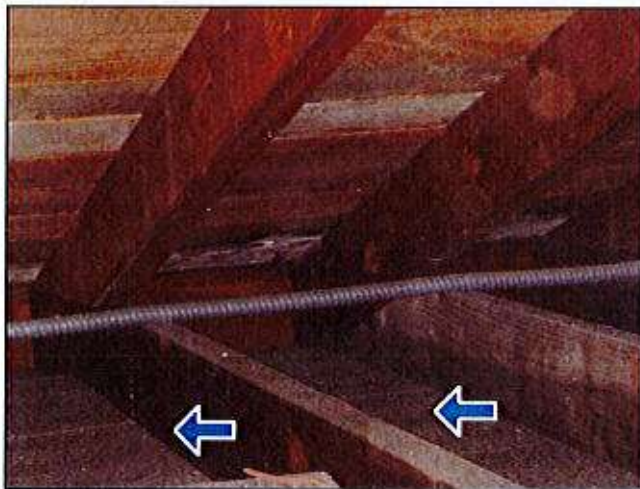
5.0 Item 3 (Picture)

(2) Minor wood deterioration noted at various areas of the roof framing, suggest review with a termite company and/ or a licensed contractor for repairs as needed.

5.1 Insulation

Repair or Replace

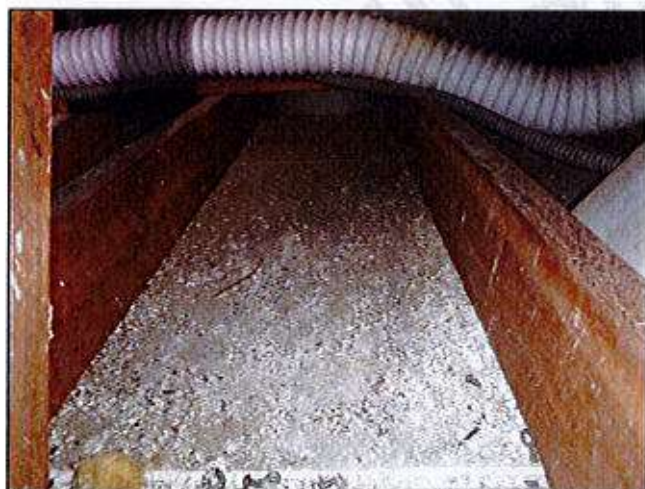
No insulation installed at the attic area, this is common for the original age of the home. Suggest review by a licensed contractor for installation costs as an upgrade.



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)



5.1 Item 3 (Picture)

5.4 Ducting

Repair or Replace

(1) Possible asbestos like ducting material, tape and wrap noted at ducting and joints. Tape and wrap, torn and loose in the several areas, suggest review by licensed contractor for repairs/replacement or removing material or encapsulating the damaged areas.



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

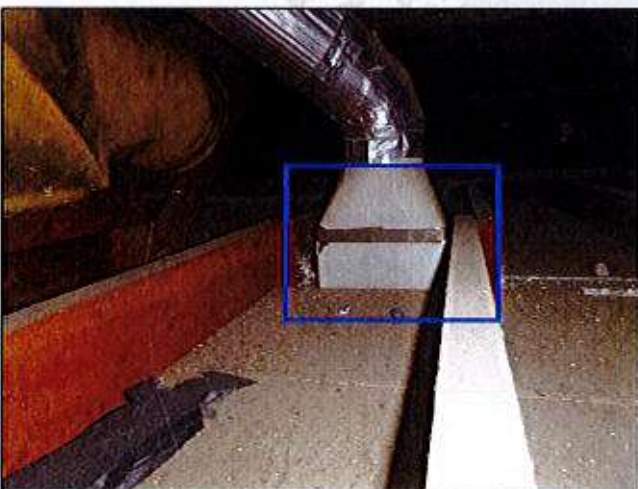


5.4 Item 3 (Picture)



5.4 Item 4 (Picture)

(2) Possible asbestos wrapped ducting noted at the heating registers. Suggest review with a licensed heating company and/or the city on the installation of a new heating system without the complete removal and/or encapsulation of the remaining asbestos material. Suggest repair/replace/encapsulate as needed.



5.4 Item 5 (Picture)

(3) Generally a certification of the existing ducting is required when replacing the heating to determine and confirm no leakage will occur which can/will result in the asbestos insulation being damaged and blown through the dwelling/attic area. Suggest review with the sellers and the heater installation company for confirmation of this requirement and/or costs to replace the existing asbestos ducting as required.

5.6 Comments**Repair or Replace**

The exhaust fan systems for the bathrooms currently vent into attic, suggest review by a licensed contractor to vent to the exterior as required.



5.6 Item 1 (Picture)

6. Laundry**6.1 Walls****Repair or Replace**

Old water stains noted at the walls. Areas tested with moisture meter did not show any indication of excessive moisture or active leak(s) at the time of the inspection. Suggest maintenance and repairs as needed.



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)

6.2 Ceilings**Repair or Replace**

Patched and uneven areas of the ceiling noted, suggest review with the seller on the cause and any repairs needed. Suggest repair as needed.

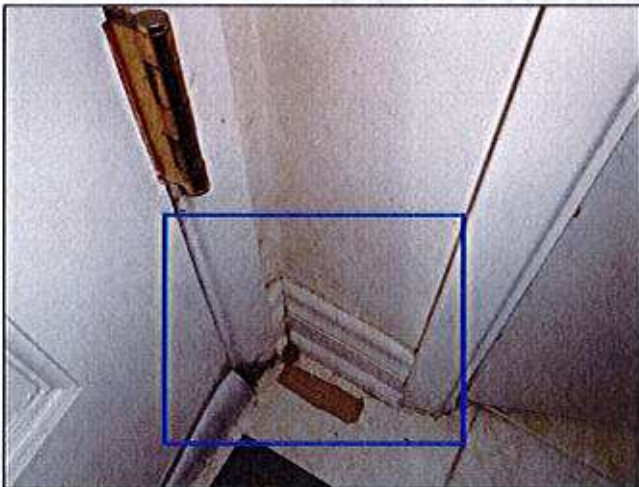


6.2 Item 1 (Picture)

6.3 Doors

Repair or Replace

(1) Evidence of previous and possible on-going water intrusion was noted at the door(s) to the exterior. Suggest review with a licensed contractor for repair/replacement costs as needed.



6.3 Item 1 (Picture)

(2) The doors are off their tracks, suggest repair as needed.



6.3 Item 2 (Picture)

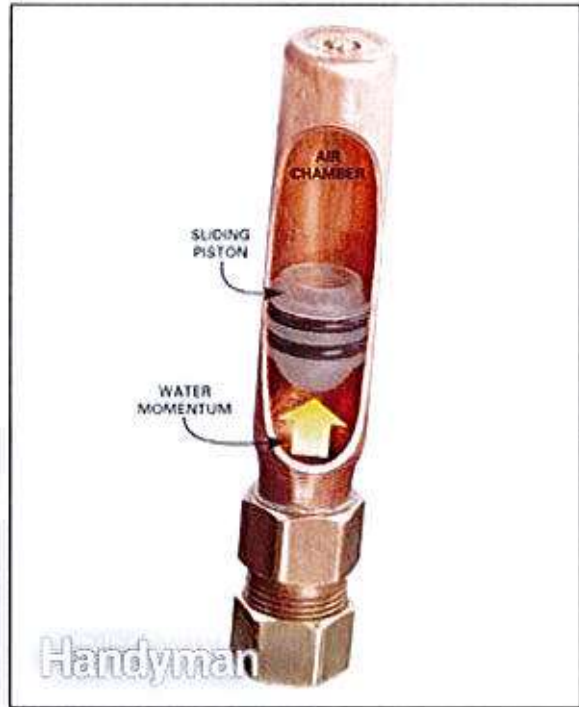
6.5 Washer Hook-Up

Repair or Replace

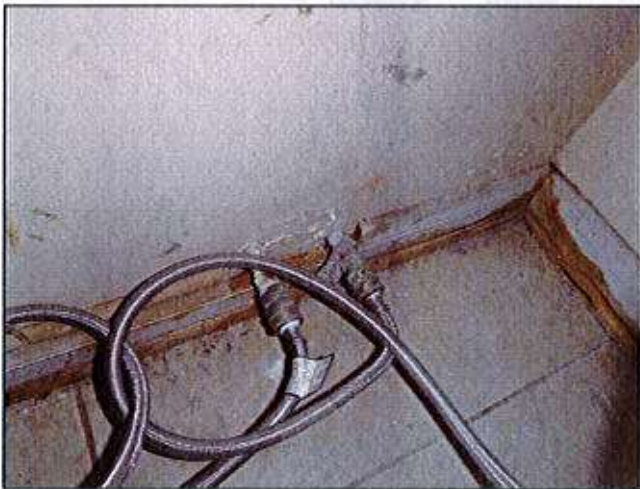
(1) Suggest upgrading with 'hammer valve' plumbing supply systems if a water sensor/efficient/smart washing machine is to be installed at this area.



6.5 Item 1 (Picture) HV



6.5 Item 2 (Picture) Hv



6.5 Item 3 (Picture)

(2) The handles/valves are deteriorated, suggest replacement as needed.



6.5 Item 4 (Picture)

7. Patio/Porch

7.1 Deck/Slab

Repair or Replace

The decking is cracked and deteriorated. Suggest review by a licensed decking contractor for repair/replacement costs as needed.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)

7.3 Windows

Repair or Replace

Wood deterioration noted at various windows (temporary silicone repairs were noted at this area). Suggest review with termite company and/or a licensed contractor and repair/replace as needed.



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

7.4 Doors

Repair or Replace

The door is weathered and deteriorated, suggest maintenance and repairs as needed.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

8. Patio/Porch #2

8.0 Deck/Slab

Repair or Replace

Expansion and settling cracks noted, suggest review with a licensed contractor and repair/replace as needed.



8.0 Item 1 (Picture)

8.2 Doors

Repair or Replace

(1) Unable to determine if tempered glass is installed at this area (no labelling/etching is visible). Windows and doors with glass 18 inches off the floor area or windows within doors should have safety glass. Suggest review of these areas for possible costs to upgrade and to enhance safety as needed.

(2) Wood deterioration noted at the door frame. Suggest review by a licensed contractor for repair/replacement costs as needed.



8.2 Item 1 (Picture)

9. Patio/Porch #3

9.0 Deck/Slab

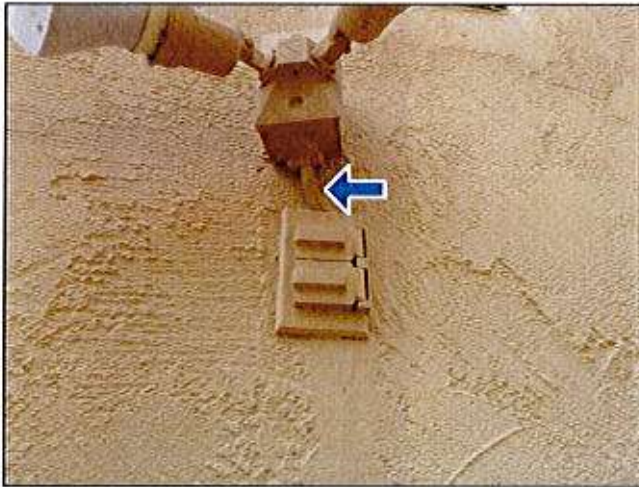
Repair or Replace

Common cracks and crowning/heaving noted.

9.1 Electrical

Repair or Replace

(1) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



9.1 Item 1 (Picture)

(2) The light fixture is loose, suggest repair/replace as needed.



9.1 Item 2 (Picture)

9.3 Doors

Repair or Replace

Wood deterioration noted at the doors and frame. Suggest review by a licensed contractor for repair/replacement costs as needed.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)

10. Balcony

10.2 Electrical

Repair or Replace

Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.

10.3 Doors

Repair or Replace

The doors are weathered and deteriorated, suggest maintenance and repairs as needed.

10.4 Screens

Repair or Replace

The door screen(s) are deteriorated, suggest repair/replace as needed.

11. Garage

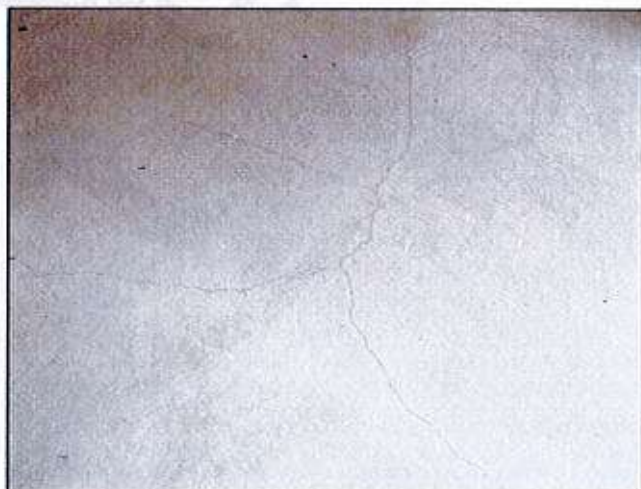
11.0 Slab

Repair or Replace

A large expansion crack was noted at the garage slab. This is common for the age of the structure due to the expansion soil and generally there was no steel installed at the garage slab. Suggest review with a licensed contractor for repair/replacement costs as needed.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

11.3 Door Opener

Repair or Replace

Unreasonable resistance was required to stop the main garage door in motion, this is a safety concern. Suggest adjusting door opener so the safety reverse operates as required. The US Product Safety Commission recommends these devices be checked monthly.

11.5 Access Door

Repair or Replace

The rear access door does not lock, suggest repair/replacement of the locking hardware as needed.



11.5 Item 1 (Picture)

11.6 Garage Walls & Ceilings (including Firewall & Ceiling Separation)

Repair or Replace

(1) Water stains and deterioration noted at the ceiling, see the roof comments and repair/replace as needed.



11.6 Item 1 (Picture)



11.6 Item 2 (Picture)



11.6 Item 3 (Picture)

(2) Various areas of the garage framing were incorrectly cut and/or damaged, suggest review with a licensed contractor for repairs as needed.



11.6 Item 4 (Picture)



11.6 Item 5 (Picture)

(3) Settling cracks and patching noted, suggest repair as needed.



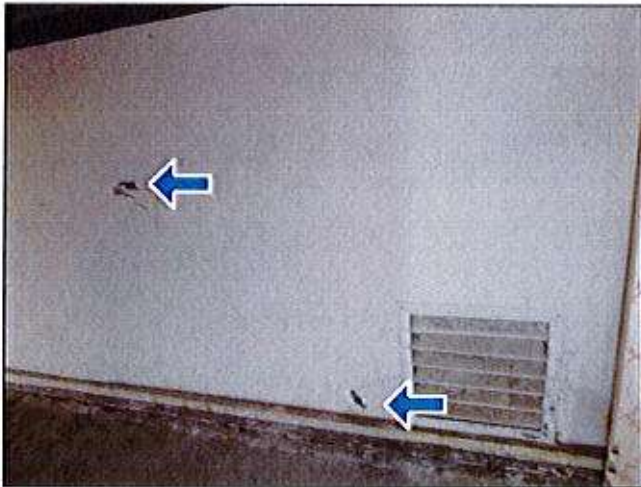
11.6 Item 6 (Picture)

(4) Minor staining and efflorescence noted at the rear wall/slab, see the lot/grade and drainage comments and add perimeter barriers/regrade the walkways to divert the water away from the garage structure.



11.6 Item 7 (Picture)

(5) Minor holes were noted at the walls, suggest repairs as needed.



11.6 Item 8 (Picture)

11.7 Electrical**Repair or Replace**

- (1) Various light fixtures were inoperable, possible bulbs out. Suggest replacing the bulbs as needed.
- (2) Various outlet cover(s) are missing, suggest installation for safety.



11.7 Item 1 (Picture)

- (3) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



11.7 Item 2 (Picture)

(4) Ungrounded three prong outlets noted at this area. Suggest review with a licensed electrician for costs to ground the outlets as needed as an upgrade and/or protect the outlet(s) on a GFCI circuit where recommended.



11.7 Item 3 (Picture)

(5) A light fixture was stuck in the 'On' position, suggest repairs as needed.



11.7 Item 4 (Picture)

(6) No GFCI outlet or protection installed in this garage. GFCI coverage has been required in garages since 1978, suggest review by a licensed electrician for installation as required for safety.



11.7 Item 5 (Picture)

12. Heating A/C System

12.3 Ducting

Repair or Replace

(1) Possible asbestos like ducting material, tape and wrap noted at ducting and joints. Tape and wrap, torn and loose in the several areas, suggest review by licensed contractor for repairs/replacement or removing material or encapsulating the damaged areas.



12.3 Item 1 (Picture)



12.3 Item 2 (Picture)



12.3 Item 3 (Picture)



12.3 Item 4 (Picture)

(2) Possible asbestos wrapped ducting noted at the heating registers. Suggest review with a licensed heating company and/or the city on the installation of a new heating system without the complete removal and/or encapsulation of the remaining asbestos material. Suggest repair/replace/encapsulate as needed.



12.3 Item 5 (Picture)



12.3 Item 6 (Picture)

(3) Generally a certification of the existing ducting is required when replacing the heating to determine and confirm no leakage will occur which can/will result in the asbestos insulation being damaged and blown through the dwelling/attic area. Suggest review with the sellers and the heater installation company for confirmation of this requirement and/or costs to replace the existing asbestos ducting as required.

13. Electrical System

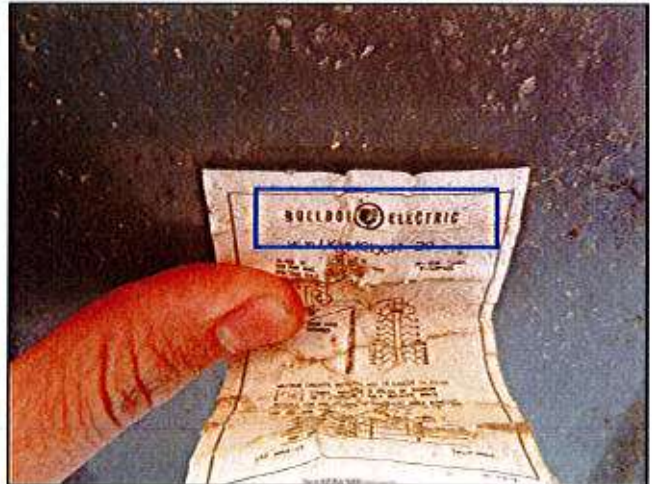
13.1 Service, Grounding Equipment, Main/Sub Panels

Repair or Replace

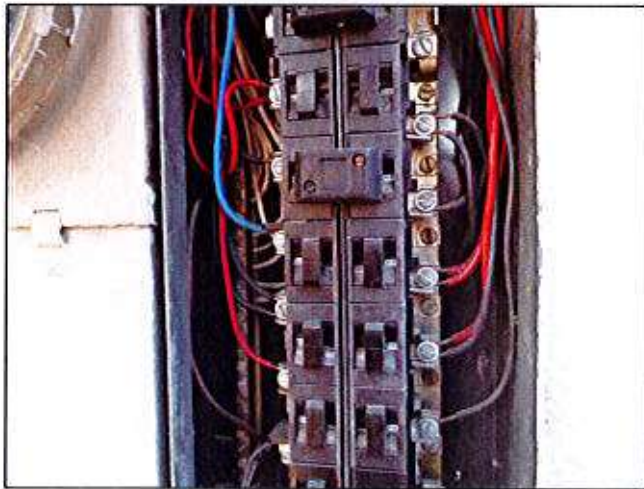
(1) The electrical panel(s) are a Bulldog breaker system. Problems with this style panel include circuit breakers (depending on the vintage) with a dismal performance record and the possibility of unbalanced multi-wire circuits. Also, please be aware that various insurance companies will not insure homes with this style of electrical panel. Suggest review by a licensed electrician for replacement costs as needed.



13.1 Item 1 (Picture)

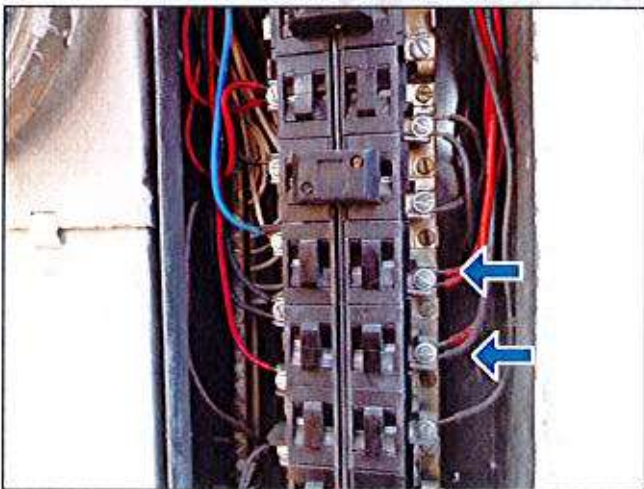


13.1 Item 2 (Picture)



13.1 Item 3 (Picture)

- (2) Due to the age and size of this system (100 Amps) suggest review with a licensed electrician for replacement cost to upgrade the electrical panel and install additional circuits to the interior of the dwelling as needed.
- (3) Double lugged circuit(s) noted in the main panel. This condition can add to the load of the affected electrical circuits causing a possible overload and tripping the breakers. Ideally, circuits should be independently protected, suggest review by a licensed electrician for repair/replacement costs as required for safety.



13.1 Item 4 (Picture)

- (4) Suggest adding correct/complete indexing/labelling to all breakers for identification of each circuit for safety.



13.1 Item 5 (Picture)

13.2 Branch Circuits, Overcurrent Devices

Repair or Replace

Minimal/inadequate circuits noted servicing the interior of the dwelling, this is common for the age of the dwelling. Suggest review with a licensed electrician for costs to install additional circuits to the interior of the dwelling as needed.

14. Plumbing System

14.0 Plumbing Water Supply and Distribution System

Repair or Replace

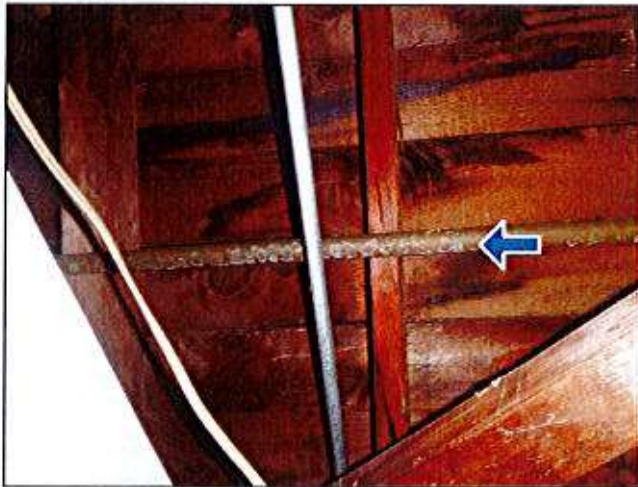
(1) Corroded plumbing and fittings noted at various areas within the dwelling. Suggest further review by a licensed plumber for repair/replacement costs as needed to prevent future leakage, pin hole leaks and possible stains/damage to the interior of the dwelling.



14.0 Item 1 (Picture)



14.0 Item 2 (Picture)



14.0 Item 3 (Picture)

(2) Replaced sections of the plumbing supply lines were noted throughout the dwelling. Suggest review with the seller to determine/confirm when the plumbing was replaced, the extent of replacement plumbing, the cause and any other repairs needed.

(3) The exterior hose bib on the right side is inoperable, suggest repairs as needed.



14.0 Item 4 (Picture)

15. Sewer/Waste System

15.0 Waste/Drains

Repair or Replace

(1) Due to age and material of the drain lines (original cast iron), suggest review by a licensed plumbing contractor to evaluate the condition of the cast iron drain lines throughout the dwelling and within the slab foundation and for removal/repair/replacement costs as/if needed.

(2) Slow drains noted at various areas throughout the dwelling. Suggest review by licensed plumber for repair/replacement costs as needed.

(3) An open sewer drain cleanout was noted at the front of the dwelling, suggest installation of a cap as needed.



15.0 Item 1 (Picture)

(4) Ferguson Home Inspections is not responsible for verifying the condition & installation of the sewer/drainage system from the dwelling to the street. These lines are not visible without video or intrusive inspection. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections to verify the interior conditions of the water supply or drain lines that may have restrictions.

(5) Dwellings may have restrictions in drain lines that are not visible without video or intrusive inspections. Therefore this inspection is limited to a visual inspection of the exterior of piping and accessible plumbing only. Buyer or seller may wish to contact a licensed plumber for further intrusive inspections, repairs, code compliant corrections and estimates to verify the interior conditions of water supply, drain or damaged drain/water supply lines that may have restrictions/damage or may be improperly installed prior to close of escrow.

16. Water Heater

16.0 Water Heater

Repair or Replace

(1) Due to the age of this unit, suggest review with a licensed plumber for replacement costs as it is nearing the end of it's intended life span (12-15 years).



16.0 Item 1 (Picture)



16.0 Item 2 (Picture)

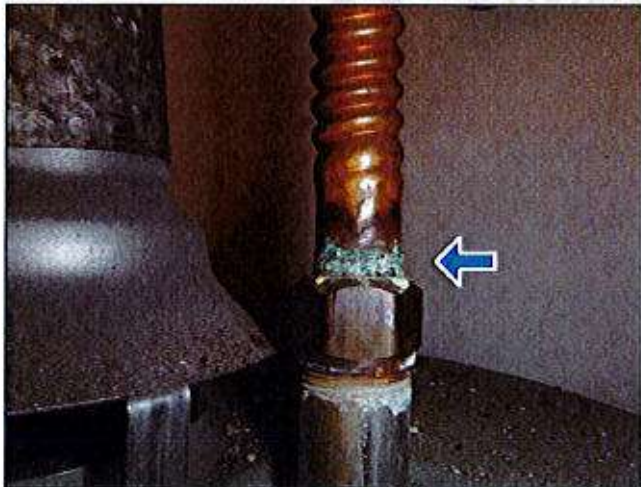
(2) Suggest review by a licensed plumber and extend the TP discharge drain down to within 4-6 inches of the grade/ deck as required for safety.



16.0 Item 3 (Picture)

(3) Currently no gas supply line drip leg/sediment trap is installed, please be aware that various cities do not enforce/require this installation. Suggest review with the local City Building Department and/or with a licensed plumbing contractor for installation costs as needed.

(4) Rusted and corroded riser connection(s) noted, no leaking was visible at the time of the inspection. Suggest review by a licensed plumber for repair/replacement costs as needed.



16.0 Item 4 (Picture)

(5) 'Popping' sounds were observed at the water heater, typically this is an indication that there is excessive sediment at the base of the interior of the water heater. Suggest review with a licensed plumber for repair/replacement costs as needed.

16.1 Venting

Repair or Replace

(1) Asbestos-like material transit pipe/vent noted. Common for the age of the dwelling. No damage visible at the transit pipe at the time of the inspection.



16.1 Item 1 (Picture)

(2) The water heater vent is currently incorrectly installed and is a potential safety hazard. Suggest review by a licensed plumbing contractor for costs to extending the venting to 12 inches above the second level roof line as required.



16.1 Item 2 (Picture)

16.2 Comments

Repair or Replace

(1) Stains and patching noted at the water heater area walls, these areas tested dry at the time of the inspection. Suggest review with the seller on the cause and any repairs needed, suggest repair as needed.



16.2 Item 1 (Picture)

(2) Potential safety hazard due to no impact barrier installed. Suggest review with a licensed contractor for installation costs for an impact barrier as required due to the water heater being located in the garage.



16.2 Item 2 (Picture)

17. Kitchen

17.0 Floors

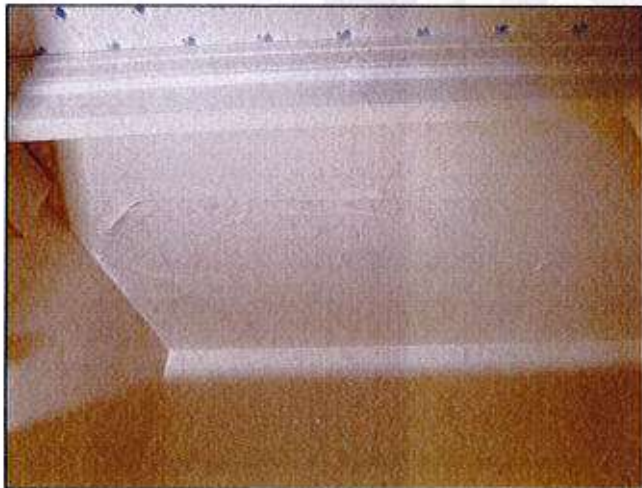
Repair or Replace

Excessive floor slope and uneven flooring noted. Suggest review with a licensed contractor and repair as needed.

17.2 Ceiling

Repair or Replace

Water stains and deterioration noted at the ceiling, suggest review with the seller and a licensed contractor to determine the cause and for repairs as needed.



17.2 Item 1 (Picture)

17.4 Windows

Repair or Replace

The wood trim/frames are peeling paint at various windows, further deterioration may occur if not repaired. Suggest review by a licensed contractor and repair/replace as needed.



17.4 Item 1 (Picture)

17.6 Cabinets

Repair or Replace

Deterioration and worn areas noted at various cabinets, suggest repair/replace as needed.

17.8 Electrical

Repair or Replace

(1) Various countertop outlets are not GFCI protected as required. Countertop GFCI outlet(s)/protection has been required within six feet of the sink since 1987 and all countertop outlets since 1996. Suggest review by a licensed electrician for installation costs as required for safety.



17.8 Item 1 (Picture)

(2) Exposed romex wiring located in accessible areas. This is a safety concern as it could be subject to physical damage. Romex wiring is allowed in inaccessible areas such as attics, crawl spaces and within walls provided that all proper protective materials and required tie-downs are in place. Suggest review by a licensed electrician for repair/replacement costs as needed.



17.8 Item 2 (Picture)

17.9 Sinks

Repair or Replace

Excessive rusting and deteriorated areas of the sink was noted, suggest repair/replace as needed.



17.9 Item 1 (Picture)

17.11 Traps/Drains & Supply

Repair or Replace

Corrosion noted at the sink drain(s), no leaking noted at the time of the inspection. Suggest review with a licensed plumber and repair/replace as needed.



17.11 Item 1 (Picture)

17.13 Food Waste Disposal**Repair or Replace**

The food disposal wiring is missing the romex/conduit connector (anti-strain device) and the wiring is exposed, this is a potential safety hazard. Suggest review with a licensed plumber for repair/replacement costs as needed for safety.



17.13 Item 1 (Picture)

17.14 Ranges/Ovens/Cooktops**Repair or Replace**

(1) The oven control knob is missing, suggest repair/replace as needed.