



Shingle to Slab Home Inspections, LLC  
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## Home Inspection Report

263 Audubon Dr  
Slidell, LA 70458

Inspector: Kevin Middleton

Prepared For Kimberly Tate, Salem Tate  
Inspected on Wed, May 27, 2026 at 1:00 PM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: Site, Exterior, Roofing, Structure, Electrical, HVAC, Plumbing, and Interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

**Overview Photos Of Property**



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**Furnished**

No

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**Occupied**

No

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**Weather**

Sunny

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**Temperature**

Hot

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**Soil Condition**

Wet

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**Utilities On During Inspection**

Electric Service, Gas Service, Water Service

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**People Present**

Buyer's Agent

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

**Site Grading**

Sloped Away From Structure

Condition: Satisfactory

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**Vegetation**

Growing Against Structure, Generally Maintained

Condition: Repair or Replace

**Comment 1**

**Repair or Replacement Needed**

Slightly overgrown ground cover on front left corner under tree. Recommend maintaining a 12" clearance of all vegetation from structure.



**Driveway**

Concrete

Condition: Satisfactory

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**Walkways**

Concrete

Condition: Satisfactory

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**Steps/Stoops**

Not Present

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**Patios/Decks**

Concrete

Condition: Satisfactory

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The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

## Exterior Covering

Brick, Lap Wood

Condition: Marginal

### Comment 2

#### Repair or Replacement Needed

Dryer vent termination is missing. Recommend replacement with a non-screened vent termination cap.



### Comment 3

#### Repair or Replacement Needed

Recommend sealing right side of side door and brick-wood transition on right side of right wall where sealing is missing, and resealing brick-wood transition on right side wall where sealant has failed.



**Comment 4**

**Repair or Replacement Needed**

Weep-holes are not present along front porch/patio. It appears some have been sealed with mortar. Recommend maintaining open weep-holes every 33” at a minimum.



**Comment 5**

**Repair or Replacement Needed**

Lap wood at front wall should not be completely sealed at bottom. This should be flashed and have a gap to allow moisture to drain away from wall.



**Comment 6**

**Repair or Replacement Needed**

Step crack present at left wall under window in right side. This appears to be from a structural settlement. Recommend tuckpointing wall and sill and monitor for additional movement.



**Exterior Trim Material**

Wood

Condition: Satisfactory

**Windows**

Vinyl

Condition: Satisfactory

**Comment 7**

**Repair or Replacement Needed**

Front window has weep-holes sealed with sealant. Recommend opening weep-holes.



**Entry Doors**

Vinyl, Fiberglass, Steel

Condition: Satisfactory

**Railings**

Not Present

**Window Screens**

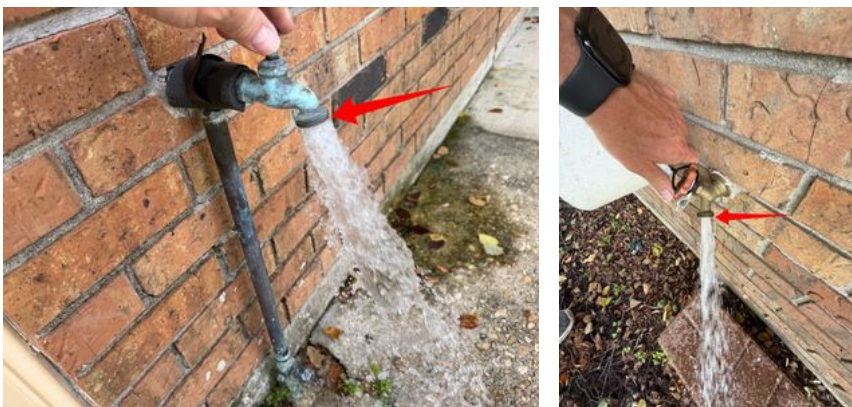
Yes

Condition: Satisfactory

**Exterior Comments**

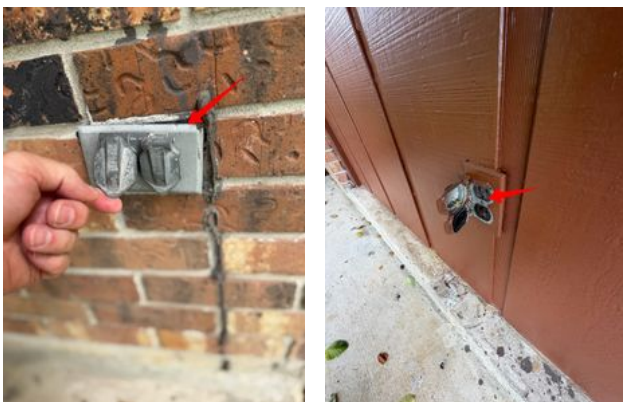
**Comment 8**  
**Safety Concern**

Exterior hose bibs should be fitted with an anti-siphon device. An anti-siphon device is a safety device on outdoor faucets (also known as hose bibs or sillcocks) that prevents backflow of contaminated water into the home's water supply.



**Comment 9**  
**Safety Concern**

Right wall electrical receptacle is not GFCI protected. Rear wall electrical receptacle is loose, not GFCI protected, and has open ground. Front wall electrical receptacle is not GFCI protected and has open ground. Recommend correction by a licensed electrician.



# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

## Inspection Method

Walked Roof/Arms Length

## Roof Design

Dutch hip

## Roof Covering

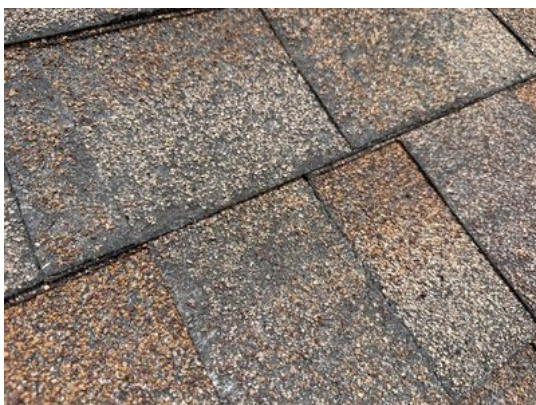
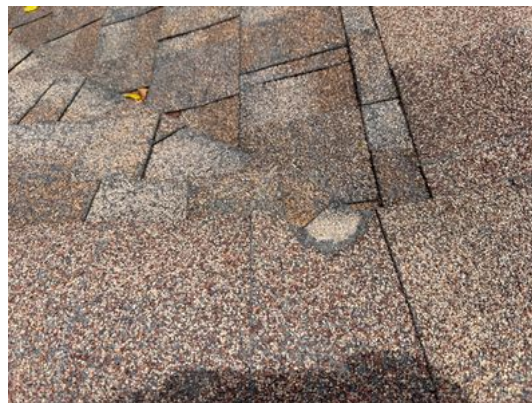
Asphalt Shingle

Condition: Repair or Replace

### Comment 10

#### Repair or Replacement Needed

Roof covering is beyond its useful life and has damaged shingles. Appears to be watertight at this time but needs replacement in the very near future.



## Ventilation Present

Soffit, Power Ventilator, Gable Ends

Condition: Satisfactory

**Vent Stacks**

Metal

Condition: Satisfactory

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**Chimney**

Metal

Condition: Satisfactory

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**Sky Lights**

Not Present

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**Flashings**

Metal

Condition: Repair or Replace

**Comment 11**

**Repair or Replacement Needed**

Flashings are damaged with exposed fasteners. Recommend replacement with roof replacement.



**Soffit and Fascia**

Wood

Condition: Satisfactory

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**Gutters & Downspouts**

Not Present

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

## Type of Service

Overhead

### Comment 12

#### Repair or Replacement Needed

Overhead mast is bent/displaced. Recommend correction by a licensed electrician.



## Main Disconnect Location

Service Panel

## Service Panel Location

Laundry Room

## Photo of Panel



## Service Panel Manufacturer

American Switch

Condition: Marginal

**Comment 13**

**Safety Concern**

Sharp tipped screws are securing panel. This is a safety concern and they can pierce conductors within panel and electrify the panel. Use only blunt-tipped screws to secure dead front cover to panel.



**Service Line Material**

Copper

Condition: Satisfactory

**Service Voltage**

240 volts, 120 volts

**Service Amperage**

100 amps

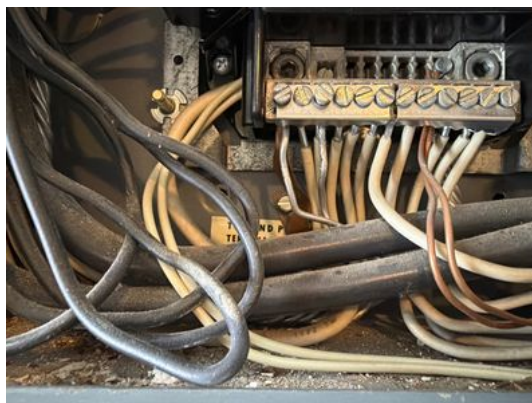
**Service Panel Ground**

Ground Rod

**Branch Circuit Wiring**

Solid Aluminum - Must be evaluated by a licensed electrician, Stranded Copper

Condition: Further Evaluation Required



**Comment 14**

**Repair or Replacement Needed**

Solid aluminum wiring. Recommend evaluation by a licensed electrician.

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**Overcurrent Protection**

Breakers

Condition: Satisfactory

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**GFCI/AFCI Breakers**

Not Present

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**Smoke/CO Detectors**

Yes

Condition: Not tested

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

## Foundation Types

Concrete Slab on Grade

## Foundation Material

Poured Concrete

Condition: Satisfactory

## Signs of Water Penetration

Not Present

## Floor Structure

Concrete Slab

Condition: Satisfactory

## Wall Structure

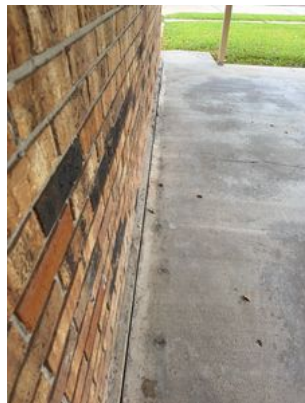
Full Masonry, Wood Frame

Condition: Further Evaluation Required

### Comment 15

#### Repair or Replacement Needed

There is evidence of substantial movement at the front brick wall, the fireplace brick, and the exterior right wall. Separation of fireplace from wall, an obvious dip in the roof on the right wall, bowing of window in right wall, and separation of the slab from the adjacent front patio. Recommend evaluation by a structural engineer to determine integrity of walls and any corrective action required.





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**Ceiling Structure**

Wood Frame

Condition: Satisfactory

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**Columns**

Wood

**Attic**

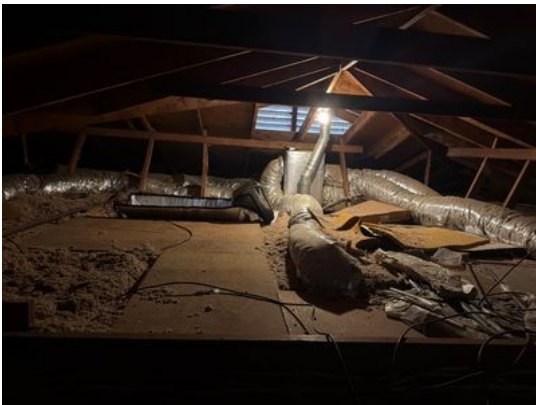
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**Attic Entry**

Hallway

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**Overview Photos Of Attic**



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**Roof Framing Type**

Joist and Rafters

Condition: Satisfactory

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**Roof Deck Material**

Plywood, Oriented Strand Board

Condition: Repair or Replace

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**Comment 16**

**Repair or Replacement Needed**

Several damaged deck boards. Recommend repair/replacement in conjunction with roof replacement.



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**Vent Risers**

Metal

Condition: Satisfactory

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**Insulation**

Blown In Cellulose

Condition: Satisfactory

**HVAC System Type**

Central Split System

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**Thermostat**

Digital

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**Thermostat Location**

Hallway

**Heating**

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Location**

Hallway

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**Type of Equipment**

Forced Air

Condition: Satisfactory

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**Manufacturer**

American Standard

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**Heating Fuel**

Gas

Condition: Satisfactory

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**Filter Type**

Disposable

Condition: Satisfactory

**Comment 17**

**Repair or Replacement Needed**

Return chase appears to be sealed at one time but seal has been compromised. Recommend resealing return chase.



**Type of Distribution**

Flexible Ducting

Condition: Repair or Replace

**Comment 18**

**Repair or Replacement Needed**

Ducts are lying in attic floor. Allowing them to lie directly on the attic floor compresses the insulation, creates kinks that restrict airflow, and reduces the system's efficiency. Recommend correction by a licensed HVAC professional.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Energy Source**

Electric

**Type of Equipment**

Split System

Condition: Further Evaluation Required

**Photo of Condenser Dataplate**



**Condenser Make**

American Standard

**Condensor Size**

42,000 BTU (3.5 Tons)

**Condenser Approximate Age**

07/2014

**Photo Of Evaporator Coil Dataplate**



**Evaporator Coil Make**

Trane

**Evaporator Coil Approximate Age**

07/2014

**Condensate Drainage**

To Exterior

Condition: Marginal

**Comment 19**  
**Information**

Discharging continuously along foundation. This can cause excessive water pooling along foundation and promote pests. Recommend plumbing into house drain or away from foundation.

**Cooling Comments**

**Comment 20**  
**Information**

During a 2.5 hour inspection, the AC was on the entire time, set at 68 degrees. With an ambient outside temperature of approximately 85 degrees, the home never cooled to below 77 degrees. This is potentially a refrigerant issue. Recommend evaluation by a licensed HVAC technician.

**Comment 21**  
**Repair or Replacement Needed**

The insulation of the suction line on the exterior is degraded. Recommend re-insulating to maintain efficiency of the system.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

## Photo of Main Water Valve



## Location of Main Water Shutoff

Rear

### Comment 22

#### Repair or Replacement Needed

Handle is broken. Have licensed plumber repair/replace.

## Water Service

Public

## Supply Pipe Material

Copper

Condition: Satisfactory

## Distribution Pipe Material

Copper

Condition: Satisfactory

## Sewer System

Public

## Waste Pipe Materials

Cast Iron, Galvanized Steel

Condition: Satisfactory

## Drain Pipe Materials

PVC

Condition: Satisfactory



### Approximate Age

09/1998

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### Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Repair or Replace

#### Comment 23

#### Repair or Replacement Needed

Valve is discharging water continuously. This indicates a faulty TPRV. Recommend d repair/replacement by a licensed plumber.



### Fuel Disconnect

In Same Room

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## Water Heater Comments

### **Comment 24** **Information**

This water heater is not equipped with a thermal expansion tank. If the home has a pressure reducing valve (PRV), a backflow preventer, or a check valve on the water meter, this is a closed system. When the water heater warms up, the water expands. Since it has nowhere to go in a closed system, it causes massive pressure spikes. This area may have upgraded the meters to include a PRV. Recommend checking with utility to determine need for a thermal expansion tank.



### **Comment 25** **Repair or Replacement Needed**

This water heater has no drip pan. Since it sits at the same level of the living area, any leak can cause damage to surrounding materials and easily enter the home. Recommend adding drip pan and plumb to the exterior.

## Bedroom #1 - Primary

### Overview Photos of Bedroom



### Flooring

Wood

Condition: Satisfactory

### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

### Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

#### Comment 26

#### Repair or Replacement Needed

Several loose AV receptacles. Recommend repair.

### Windows

Double Hung

Condition: Satisfactory

### Doors

Hinged, Bi-Fold

Condition: Satisfactory

### Heat Source

Register

Condition: Satisfactory

## Bedroom #2

### Overview Photos of Bedroom



### Flooring

Wood

Condition: Satisfactory

### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

### Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

### Windows

Double Hung

Condition: Satisfactory

### Doors

Hinged

Condition: Satisfactory

#### Comment 27

#### Repair or Replacement Needed

Bedroom door latch and strike plate are not aligned. Recommend adjustment so door can completely close.

### Heat Source

Register

Condition: Satisfactory

## Bedroom #3

### Overview Photos of Bedroom



### Flooring

Wood

Condition: Satisfactory

### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

### Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Repair or Replace

#### Comment 28

#### Safety Concern

Left wall receptacle has open ground. Recommend correction by a licensed electrician.

### Windows

Double Hung

Condition: Marginal

**Comment 29**

**Repair or Replacement Needed**

Right sash appears to have lost seal. Recommend evaluation and repair/replacement by a qualified window contractor.



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**Doors**

Hinged

Condition: Satisfactory

**Comment 30**

**Repair or Replacement Needed**

Closet door latch and strike plate are not aligned. Recommend adjustment so door can completely close.

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**Heat Source**

Register

Condition: Satisfactory

## Bathroom - Primary

### Location

Ensuite

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### Overview Photos of Bathroom



### Bath Tub

Recessed

Condition: Satisfactory

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### Shower

In Tub

Condition: Satisfactory

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### Sink(s)

Single Vanity

Condition: Satisfactory

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### Toilet

Standard Tank

Condition: Satisfactory

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### Ventilation Type

Ventilator, Window

Condition: Satisfactory

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### GFCI Protection

Outlets, Lights

Condition: Repair or Replace

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**Comment 31**

**Safety Concern**

Receptacle is showing open ground and apparent loose connection. Recommend correction by a licensed electrician.

## Bathroom #2

**Location**

Hallway

**Overview Photos of Bathroom**



**Bath Tub**

Not Present

**Shower**

Stall

Condition: Satisfactory

**Sink(s)**

Single Vanity

Condition: Satisfactory

**Toilet**

Standard Tank

Condition: Satisfactory

**Ventilation Type**

Ventilator

Condition: Satisfactory

**GFCI Protection**

Outlets

Condition: Satisfactory

### **Flooring**

Vinyl

Condition: Satisfactory

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### **Ceiling and Walls**

Painted drywall

Condition: Satisfactory

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### **Electrical**

Switches and Outlets

Condition: Satisfactory

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### **Heat Source**

Register

Condition: Satisfactory

## Overview Photos of Room



## Flooring

Wood

Condition: Satisfactory

## Ceiling and Walls

Painted drywall, Brick

Condition: Satisfactory

## Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

## Windows

Double Hung

Condition: Repair or Replace

### Comment 32

#### Repair or Replacement Needed

Left sash appears to have lost seal. Recommend evaluation and repair/replacement by a qualified window contractor.



**Heat Source**

Register

Condition: Satisfactory

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

## Entry Door Types

Sliding, Hinged

Condition: Satisfactory

## Fireplace

Gas Burning

Condition: Further Evaluation Required

### Comment 33

#### Repair or Replacement Needed

Flue damper was difficult to open, and has dropped excessive foreign matter into fireplace when opened. Recommend level 1 chimney inspection by a licensed chimney sweep prior to use.

## Overview Photos of Interior



## Interior Comments

### Comment 34

#### Repair or Replacement Needed

Foyer window bottom sash appears to have lost seal. Recommend repair/replacement.



## Overview Photos of Laundry



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### Dryer Venting

To Exterior

Condition: Repair or Replace

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### GFCI Protection

No

Condition: Repair or Replace

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### Laundry Hook Ups

Yes

Condition: Satisfactory

## Overview Photo of Kitchen



### Cabinets

Wood

Condition: Satisfactory

### Countertops

Laminated

Condition: Satisfactory

### Sink

Double

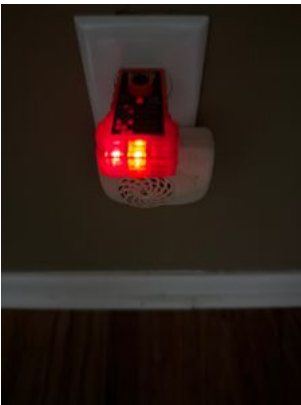
Condition: Satisfactory

## Kitchen Comments

### Comment 35

#### Safety Concern

Receptacle in pantry has hot/neutral reverse. Recommend correction by a licensed electrician.



## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### Oven

Whirlpool

Condition: Satisfactory

### Cooktop

Whirlpool

Condition: Marginal



#### Comment 36

#### Repair or Replacement Needed

Right rear burner does not ignite. Recommend evaluation by a qualified appliance technician.

### Range Hood

Not Present

#### Comment 37

#### Repair or Replacement Needed

Overhead pipe is present in attic space for a range hood. Recommend adding a range hood over a gas stove.

### Refrigerator

Frigidaire

Condition: Satisfactory

### Dishwasher

Whirlpool

Condition: Satisfactory

**Microwave**

Unknown

Condition: Satisfactory

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**Disposal**

General Electric

Condition: Satisfactory

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Safety Concern

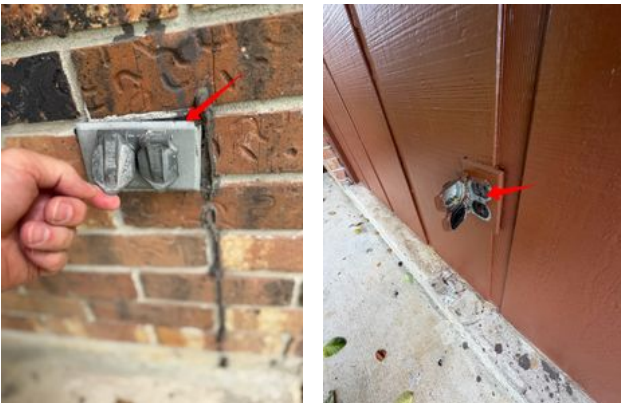
#### Exterior

Exterior hose bibs should be fitted with an anti-siphon device. An anti-siphon device is a safety device on outdoor faucets (also known as hose bibs or sillcocks) that prevents backflow of contaminated water into the home's water supply.



#### Exterior

Right wall electrical receptacle is not GFCI protected. Rear wall electrical receptacle is loose, not GFCI protected, and has open ground. Front wall electrical receptacle is not GFCI protected and has open ground. Recommend correction by a licensed electrician.



**Electrical: Service Panel Manufacturer**

Sharp tipped screws are securing panel. This is a safety concern and they can pierce conductors within panel and electrify the panel. Use only blunt-tipped screws to secure dead front cover to panel.



**Bedrooms: Bedroom #3: Electrical**

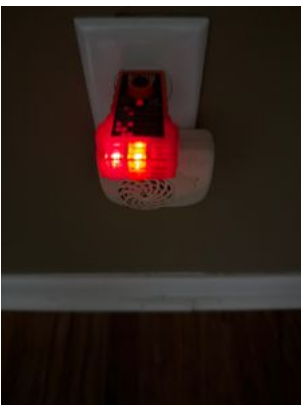
Left wall receptacle has open ground. Recommend correction by a licensed electrician.

**Bathrooms: Bathroom - Primary: GFCI Protection**

Receptacle is showing open ground and apparent loose connection. Recommend correction by a licensed electrician.

**Kitchen**

Receptacle in pantry has hot/neutral reverse. Recommend correction by a licensed electrician.



Repair or Replacement Needed

**Site: Vegetation**

Slightly overgrown ground cover on front left corner under tree. Recommend maintaining a 12" clearance of all vegetation from structure.



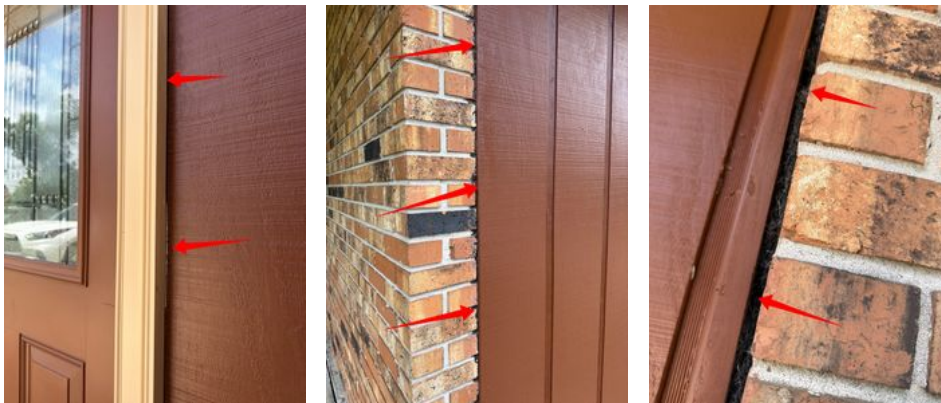
**Exterior: Exterior Covering**

Dryer vent termination is missing. Recommend replacement with a non-screened vent termination cap.



**Exterior: Exterior Covering**

Recommend sealing right side of side door and brick-wood transition on right side of right wall where sealing is missing, and resealing brick-wood transition on right side wall where sealant has failed.



**Exterior: Exterior Covering**

Weep-holes are not present along front porch/patio. It appears some have been sealed with mortar. Recommend maintaining open weep-holes every 33" at a minimum.



**Exterior: Exterior Covering**

Lap wood at front wall should not be completely sealed at bottom. This should be flashed and have a gap to allow moisture to drain away from wall.



**Exterior: Exterior Covering**

Step crack present at left wall under window in right side. This appears to be from a structural settlement. Recommend tuckpointing wall and sill and monitor for additional movement.



**Exterior: Windows**

Front window has weep-holes sealed with sealant. Recommend opening weep-holes.



**Roofing: Roof Covering**

Roof covering is beyond its useful life and has damaged shingles. Appears to be watertight at this time but needs replacement in the very near future.





**Roofing: Flashings**

Flashings are damaged with exposed fasteners. Recommend replacement with roof replacement.



**Electrical: Type of Service**

Overhead mast is bent/displaced. Recommend correction by a licensed electrician.



**Electrical: Branch Circuit Wiring**

Solid aluminum wiring. Recommend evaluation by a licensed electrician.

**Structure: Wall Structure**

There is evidence of substantial movement at the front brick wall, the fireplace brick, and the exterior right wall. Separation of fireplace from wall, an obvious dip in the roof on the right wall, bowing of window in right wall, and separation of the slab from the adjacent front patio. Recommend evaluation by a structural engineer to determine integrity of walls and any corrective action required.



**Structure: Attic: Roof Deck Material**

Several damaged deck boards. Recommend repair/replacement in conjunction with roof replacement.



**HVAC: Heating: Filter Type**

Return chase appears to be sealed at one time but seal has been compromised. Recommend resealing return chase.



**HVAC: Heating: Type of Distribution**

Ducts are lying in attic floor. Allowing them to lie directly on the attic floor compresses the insulation, creates kinks that restrict airflow, and reduces the system's efficiency. Recommend correction by a licensed HVAC professional.

**HVAC: Cooling**

The insulation of the suction line on the exterior is degraded. Recommend re-insulating to maintain efficiency of the system.



**Plumbing: Location of Main Water Shutoff**

Handle is broken. Have licensed plumber repair/replace.

**Plumbing: Water Heater: Temp & Pressure Relief Valve**

Valve is discharging water continuously. This indicates a faulty TPRV. Recommend d repair/replacement by a licensed plumber.



**Plumbing: Water Heater**

This water heater has no drip pan. Since it sits at the same level of the living area, any leak can cause damage to surrounding materials and easily enter the home. Recommend adding drip pan and plumb to the exterior.

**Bedrooms: Bedroom #1 - Primary: Electrical**

Several loose AV receptacles. Recommend repair.

**Bedrooms: Bedroom #2: Doors**

Bedroom door latch and strike plate are not aligned. Recommend adjustment so door can completely close.

**Bedrooms: Bedroom #3: Windows**

Right sash appears to have lost seal. Recommend evaluation and repair/replacement by a qualified window contractor.



**Bedrooms: Bedroom #3: Doors**

Closet door latch and strike plate are not aligned. Recommend adjustment so door can completely close.

**Living Room: Windows**

Left sash appears to have lost seal. Recommend evaluation and repair/replacement by a qualified window contractor.



**Interior: Fireplace**

Flue damper was difficult to open, and has dropped excessive foreign matter into fireplace when opened. Recommend level 1 chimney inspection by a licensed chimney sweep prior to use.

**Interior**

Foyer window bottom sash appears to have lost seal. Recommend repair/replacement.



**Kitchen: Appliances: Cooktop**

Right rear burner does not ignite. Recommend evaluation by a qualified appliance technician.

**Kitchen: Appliances: Range Hood**

Overhead pipe is present in attic space for a range hood. Recommend adding a range hood over a gas stove.