



BPG Inspection, LLC



**680 Ocean Avenue
Canton GA 30114**

Client(s): Floyd
Inspection Date: 6/15/2020
Inspector: Tom Collins ,

Cover Page	1
Table of Contents	2
General Information	3
Client Advice	4
Structure.....	4
Exterior.....	5
Roofing.....	8
Plumbing	12
Electrical.....	16
Heating and Cooling.....	19
Attic	23
Garage	24
Interiors	25
Kitchen	28
Bathrooms.....	30
Laundry	31

Date: 6/15/2020	Time: 09:00:00 AM	Report ID: 819064
Property: 680 Ocean Avenue, Canton, GA 30114		Prepared By: Tom Collins

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Attendees: Inspector Only	Property Type: Single Family Dwelling	Age Of Building: Under 10 Years
Temperature: Over 65	Rain in last 3 days: Yes	Weather: Clear
Soil Conditions: Damp	Building Status: Occupied with a normal amount of interior furnishings	

1. Client Advice

Inspection Items

Comments

◆ **SAFETY/HEALTH:** Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

MAJOR DEFECT: A list of items that if corrected could likely have estimated repair costs over \$500.

Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less.

All defects should be repaired.

SERVICE/REPAIR: Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Exterior Walls: 2 x 4	Foundation Type: Slab	Posts: Wood
Beams: Laminated	Floor Framing: Finished	Ceiling Framing: Rafters

Inspection Items

Foundation Walls [Inspected]

Post / Pier / Column [Inspected]

Beams [Inspected]

Floor / Subfloor [Inspected]

Walls [Inspected]

Insulation [Inspected]

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Lot Grade: Sloped	Driveway: Concrete	Walkways: Concrete
Porch: Concrete	Patio: Concrete	Type of Home: 2 Story
Trim / Soffit / Fascia: Metal Vinyl	Exterior Entry Doors: Steel Insulated Glass	Cladding: Brick Fiber Cement
Windows: Double Insulated Single Hung	Storms / Screens: Screens Installed	Retaining Wall: Concrete Wall Blocks Poured Concrete
Fences: Wood		

Inspection Items

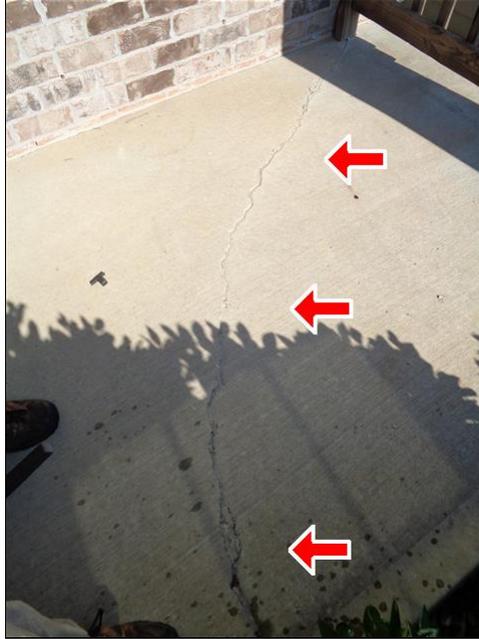
Grading [Inspected]

Driveways / Walkways [Inspected]

Steps [Not Present]

Porch [Inspected]

- ♦ **SERVICE / REPAIR:** Settling of the concrete surfaces observed. Repair can consist of either mud-jacking (injecting concrete under the slab to raise it) or replacement. Recommend having professionally repaired to raise surface back to or at least near the original position and reduce chances of continued settling occurring if not addressed. Item 1(Picture)



Cladding [Inspected]

Windows [Inspected]

Doors [Inspected]

Trim / Soffit / Fascia [Inspected]

- ♦ **SERVICE / REPAIR:** Rot developing in front of home and rear of home. Replacements of affected materials is considered the best solution for long term performance of repair and plastic moldings are available for even better protection - [Contractor should review for additional damage and probe where suspect to insure that all damage is identified and replaced]. Fillers are discouraged but are commonly used in repairs of smaller areas where replacement would be difficult. Fillers should be done by experienced tradesmen and warrantied for a reasonable length of time. Work area should be primed, caulked and painted to match existing finishes. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)



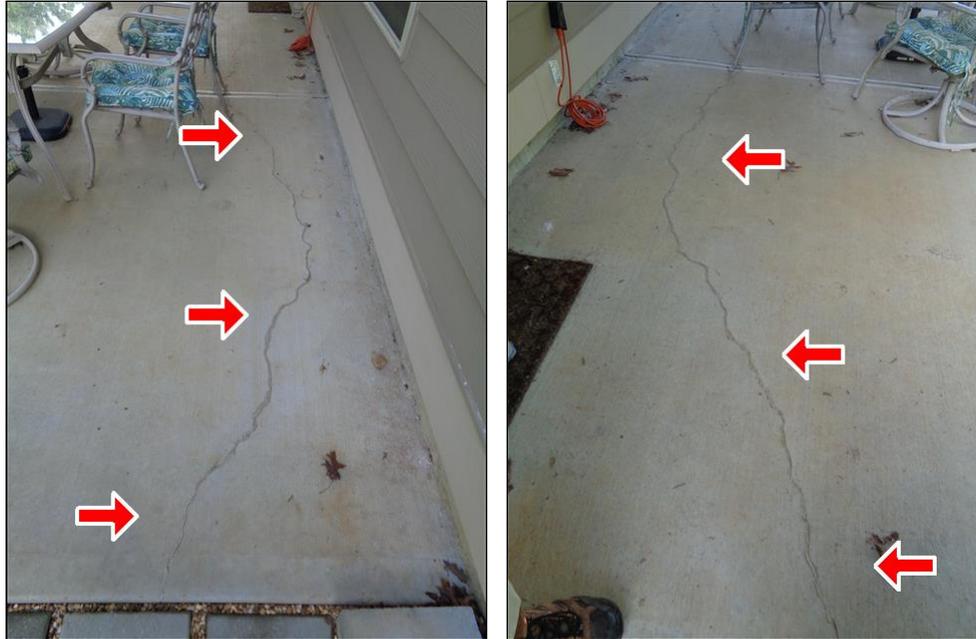
Brick [Inspected]

Cement board siding (Hardie) [Inspected]

Fences [Inspected]

Patio [Inspected]

- ◆ **SERVICE / REPAIR:** Cracks present. This is an indication of settling. We are unable to determine if it is a past problem or an ongoing one. This area should be monitored as repairs may be necessary in the future. If one side of the crack is raised enough to trip over, it is a safety hazard as well as an indication of uneven ground movement. Recommended to seal all open cracks to avoid rain water subsurface erosion and damage from ice. Item 1(Picture)
Item 2(Picture)



Retaining walls [Inspected]

Building Envelope [Inspected]

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Roof Covering: Asphalt / Fiberglass	How Inspected: Partially Walked - Some Areas Too Steep	Estimated Age of Roof: 5 - 10 years
Number of Layers: 1 layer	Flashing: Not Visible	Plumbing Vent Boots: Rubber / Neoprene
Gutters: Aluminum *Dirty Clogged Gutters	Downspouts: Aluminum	Downspout Runoff: Plastic
Satellite Dish: See comments if electing to remove		

Inspection Items

Roof Coverings [Inspected]

 **GENERAL NOTE:** Due to the height and/or slope of the roof, the roof could not be fully evaluated. Recommend that a roofing professional evaluate the entire roof during the due diligence period and estimates for any repairs be obtained.

Flashing [Inspected]

Valleys [Inspected]

Plumbing Vents [Inspected]

Furnace / Water Heater Vents [Inspected]

Attic Vents [Inspected]

Gutters / Downspouts / Drain Lines [Inspected]

- ❌ ◆ **SERVICE / REPAIR:** Debris present in the gutter system. Cleaning is necessary so that the roof run off will be properly directed away from the home and to prevent water from overflowing and saturating the ground next to the foundation. Sometimes responsible for moisture damage in wood components below. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture)





- ❌ ♦ **SERVICE / REPAIR:** Improper slope of the gutters observed located at rear patio. The gutters should be sloped so that all water will drain toward a downspout. Have a roofer or gutter installer evaluate and repair or replace to the extent found. Item 7(Picture) Item 8(Picture)



Comments [Inspected]

- 🔍 ♦ **GENERAL NOTE:** Satellite dish found mounted to roof but equipment cannot be checked as part of inspection. Have provider consulted if electing to use this equipment. If dish is removed, mounting brackets are usually left in place to limit potential of leaking. If brackets are removed, be sure to have mounting holes sealed up to avoid leaking. Item 1(Picture)



5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Provider: Public	Sewer Provider: Public	Water Shut Off: Garage At Water Heater
Service Piping: PEX	Supply Piping: PEX	Waste Piping: PVC
Main Fuel Shut Off Valve: Exterior at gas meter	Fuel / Flue Piping: Black Steel	Water Heater Type #1: Rheem Extra Info : M# 22V50F1 S# RHLNQ271305956
Water Heater Age #1: 7 Yrs	Water Heater Fuel/Size #1: Natural Gas 50 Gallons	BTU's/Watts #1: 38k
T/P Valve / Expansion Device: Copper Expansion Tank at Water Heater	Water Heater Temperature: 110-115	Water Meter Observation: No meter movement - no leaks

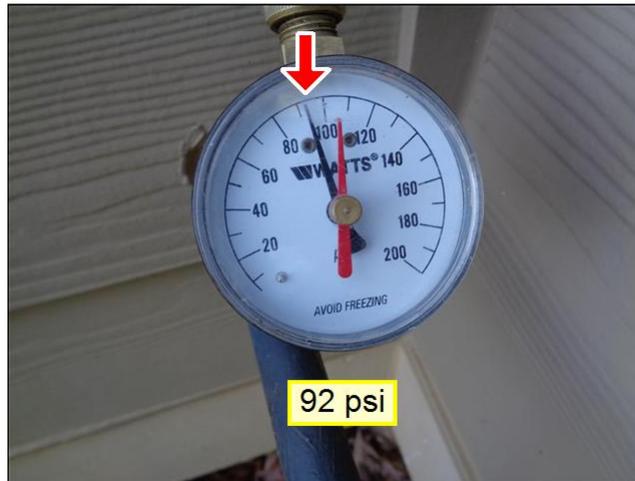
Inspection Items

Service Entrance [Inspected]

♦ Item 1(Picture) Item 2(Picture)



- ❌ ♦ **SERVICE / REPAIR:** The water pressure tested at over 80 PSI. This is considered excessive and adjustment of the pressure regulator is necessary. Correct to have between 40 and 80 PSI. Item 3(Picture)



Supply Piping [Inspected]

Exterior Hose Faucets [Inspected]

- ⬆️ ♦ **GENERAL NOTE:** The exterior hose bibb shut off valves are located Above main cut off and Below upstairs hall bathroom sink. Recommend turning off the exterior hose bibbs in the winter and draining the lines to reduce chances of freeze damage to exposed piping. An alternate to cutting off water to exterior spigots is to have insulated covers installed during period of freezing to reduce chances of freezing pipes.

Waste Piping [Inspected]

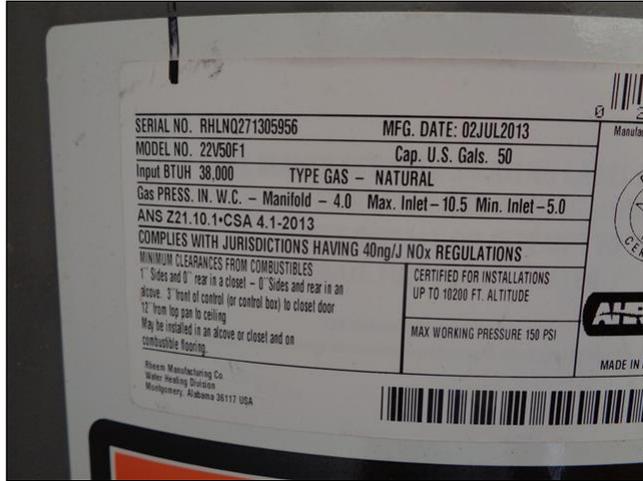
Fuel Piping - General [Inspected]

- ⬆️ ♦ Item 1(Picture)



Water Heater - Condition [Inspected]

- ◆ Item 1(Picture) Item 2(Picture) Item 3(Picture)



- ❌ ♦ **SAFETY / HEALTH:** Expansion tank required to be supported to reduce stress on lines. Recommend that the condition be corrected. Item 4(Picture)



Water Heater - Safety [Inspected]

Water Heater - Fuel / Flue [Inspected]

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Service Entrance: Underground	Panel Location: Garage	Main Disconnect Location: Located in Panel Box
Grounding Method: Ufer Ground (reinforcing rod within foundation)	Supply Conductor: Aluminum	Service Capacity: 150 Amps
Overcurrent Protection: Breakers Panel Labeled	Distribution Wires: Copper	Wire Type: Type NM plastic sheathed 3 wire
AFCI / GFCI receptacles: AFCI protection at all required locations GFCI protection at all required locations	Receptacles: 3 Prong	Door Bell: Sounded
Switches: Tested		

Inspection Items

Service Entrance [Inspected]

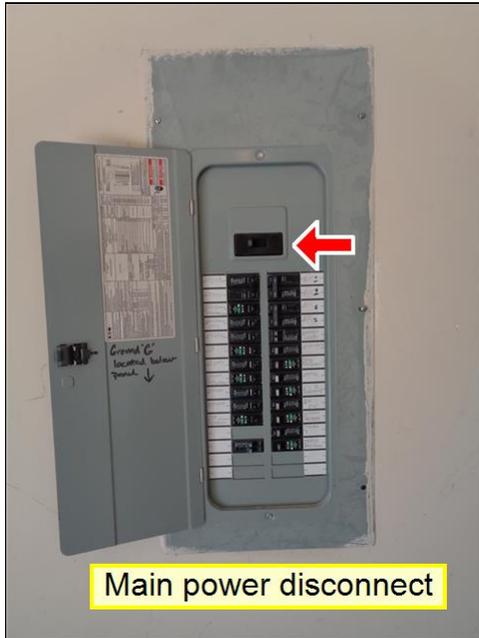
- ◆ Item 1(Picture)



Grounding [Inspected]

Panel / Disconnect [Inspected]

 ♦ Item 1(Picture)

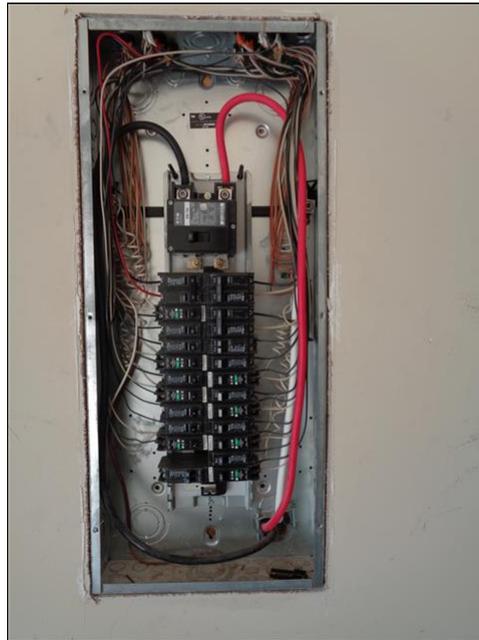


 ♦ **SAFETY / HEALTH:** The screws currently being used to attach the panel cover are improper. These screws have pointed ends and can pierce the insulation of the wires leading to a short circuit or electrical fire. Only blunt ended screws should be used. Item 2(Picture)



Panel Interior [Inspected]

- ◆ Item 1(Picture)



Wiring [Inspected]

GFCI / AFCI Devices [Inspected]

⏏ ◆ **GENERAL NOTE:** The exterior receptacles are GFCI protected. The reset for the receptacles is located at the garage.

GENERAL NOTE: The bathroom receptacles are GFCI protected and the reset is located in the living level bathroom.

Receptacles [Inspected]

Switches [Inspected]

Fixtures [Inspected]

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

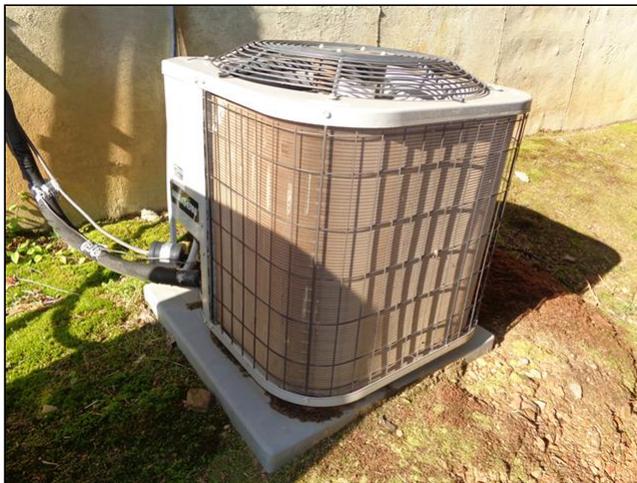
Styles & Materials

AC Type #1: Central Air	Cooling System Size (s) #1: 2 Ton Serving the Living Level	Cooling System Age #1: 7 Yrs
AC Temperature Differential #1: *Less than 10 - failed	Condensate Drain / Attic Pan: Gravity Drain	Heating Type #1: Natural Gas Hot Surface Igniter
Heating System Manufacturer #1: Heil Serial Number : M# N8MSN0451412A S# A131417765	Furnace Size #1: 44k	Heating System Age #1: 7 Yrs
Fuel / Flue Piping: Black Steel	Filter Type: Disposable	Filter Size: 14 x 14 x 1 14 x 20 x 1
Ductwork: Insulated Flex (Silver)	Thermostat: Programmable	Overflow Pan: Attic Pan Shut Off Device Exists
Cooling System Size (s) #2: 3 Ton Serving the Bedroom Level	Cooling System Age #2: 7 Yrs	AC Temperature Differential #2: *15 - 17
Heating Type #2: Natural Gas Hot Surface Igniter	Heating System Manufacturer #2: Heil Serial Number : M# N8MSN0451412A S# A131517220	Furnace Size #2: 44k
Heating System Age #2: 7 Yrs		

Inspection Items

Air Conditioner [Inspected]

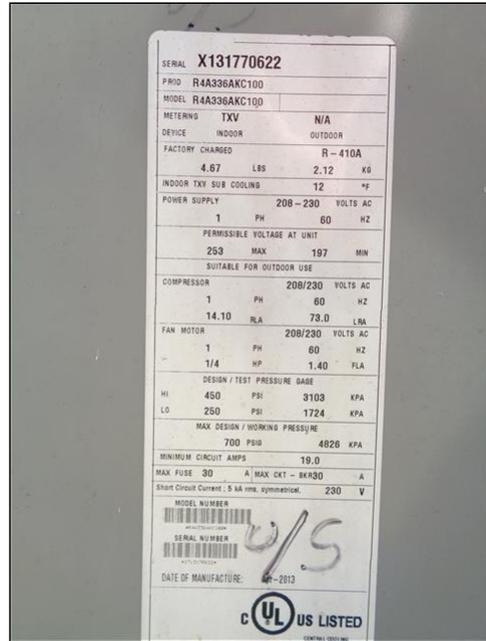
- ✘ ♦ **SERVICE / REPAIR:** The temperature difference (differential) between selected return and supply registers on the main living level is inadequate and outside the normal range of 15-20 degrees. **Tested at 10 degrees differential.** Have a licensed HVAC technician evaluate all cooling systems and return them to warrantable condition with normal operating performance per industry standards. (No air flow measurements are made as part of this testing.)
Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)



◆ **GENERAL NOTE:** Temperature difference results for Air Conditioning System

Unit #2 Return temp.= 70 degrees Supply temp. = 54 degrees Differential temp. = 16 degrees

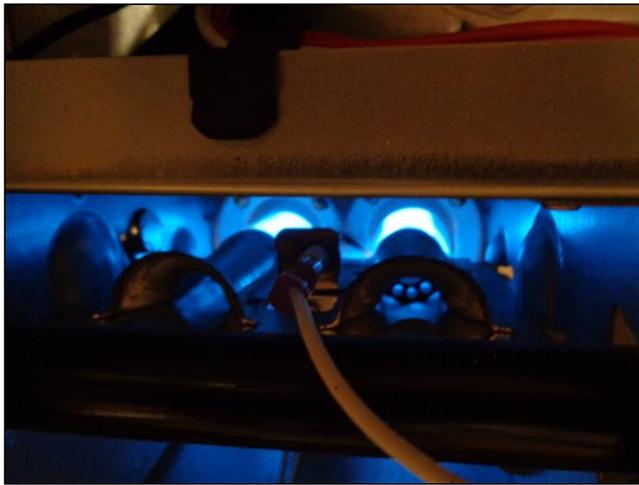
The differential temperature target is a minimum difference of 14-15 degrees between supply and return air temperatures. A difference of 14 degrees indicates minimum functioning of the system. No air flow measurements are made as part of this testing. All return and supply vents may not have been accessible today. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)



Heating System [Inspected]

- ◆ Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)





Fuel / Controls [Inspected]

Venting / Make Up Air [Inspected]

Filter / Accessories [Inspected]

Distribution System [Inspected]

Thermostat [Inspected]

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Attic Venting: Soffit Ridge Box Gable	Method Used to Observe Attic: Entered Light In Attic	Attic Access: Pull Down Stairs Located in Hallway
Attic Insulation Type: Blown Fiberglass	Attic Insulation Thickness / R - Value: 10+ inches / R-30+	

Inspection Items

Attic Access [Inspected]

Attic Insulation [Inspected]

Attic Ventilation [Inspected]

Attic Framing / Construction [Inspected]

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Location: 2 Car Attached Front entry	Garage Door Type: Two Automatic	Garage Door Material: Metal Overhead
Auto Safety Reverse: Auto Safety Reverse Tested Electronic Eye	Garage Walls and Ceiling: Drywall	

Inspection Items

Passage Doors [Inspected]

Garage Doors [Inspected]

Openers [Inspected]

♦ **SERVICE / REPAIR:** Garage door did not operate when controls used. Have unit serviced and proper operation restored. All safety reverse mechanisms should be verified. Item 1(Picture)



Floor [Inspected]

- 📷 ♦ **GENERAL NOTE:** Common cracks observed in the concrete surfaces. These are expected and are not generally considered significant. Monitor conditions that should not exceed 1/4 inches width or significant differential settlement. Item 1(Picture)



Walls / Ceilings [Inspected]

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

Floor Coverings: Carpet Tile Wood	Wall Coverings: Drywall	Ceiling Coverings: Drywall
Windows: Sample Number Tested Double Pane Single Hung	Door Types: Hollow Core	Smoke Detectors / Safety: Installed
Ceiling Fan: Tested Remote Control(s)	Fireplace: Direct Vent (artificial logs only) Direct Vent (tested from off)	

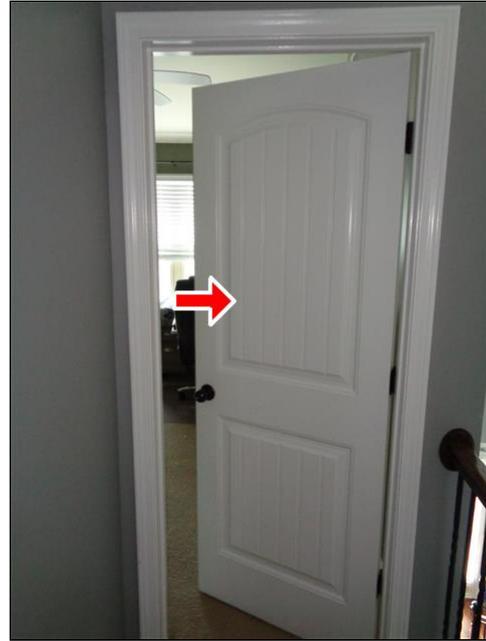
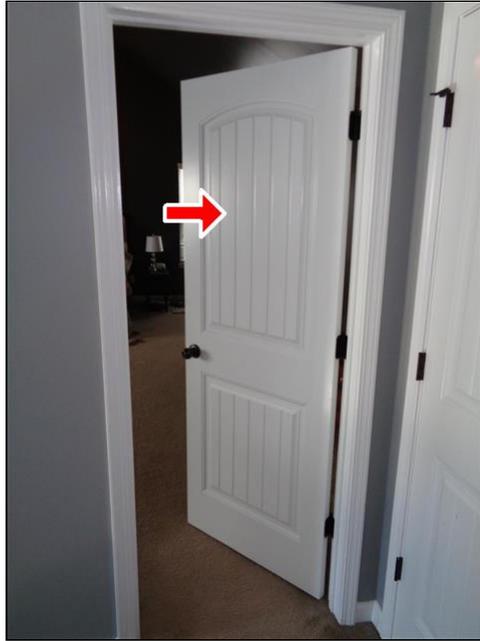
Inspection Items

Walls / Ceilings [Inspected]

Floors [Inspected]

Doors [Inspected]

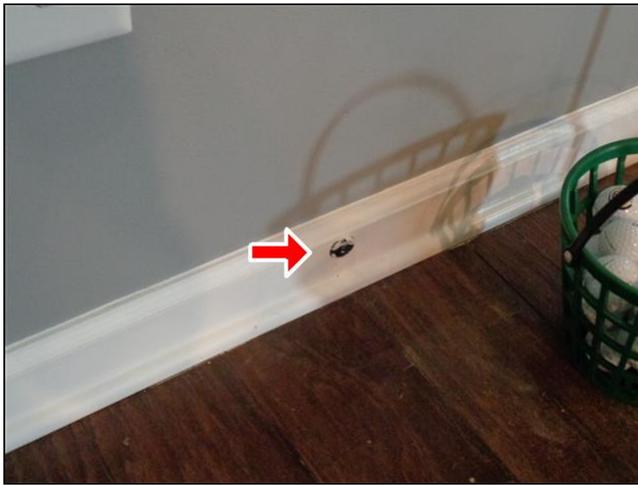
- ❌ ♦ **SERVICE / REPAIR:** Door found to close when opened due to door frame being installed out of plumb. Resetting door is not usually practical. Usually devices can be added to door or modifications made to hinges to keep in open position when opened. Many home owners are satisfied to use a door stop to keep open. **LOCATION:** Master bedroom and right front bedroom Item 1(Picture) Item 2(Picture)



- ❌ ◆ **SERVICE / REPAIR:** Cosmetic damage to the doors observed. Repair or replace doors as needed. **LOCATION:** Left rear bedroom and right rear bedroom closet. Item 3(Picture) Item 4(Picture)



- 📏 ◆ **GENERAL NOTE:** Door stops are typically installed to provide protection to walls from door knob contact and generally found in wall, floor or hinge mount types. Some found either damaged or missing and consider having installed. Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)



Windows [Inspected]

- ◆ **GENERAL NOTE:** If you notice condensation or cloudiness between the two layers of thermal glass in the future, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows carefully during your pre-closing walk through. BPG will not be responsible for broken seals noticed after this inspection.

Smoke Detectors / Safety [Inspected]

Stairways [Inspected]

- ☒ ◆ **SAFETY / HEALTH:** Loose stair handrail observed. Repair is necessary for safety. Item 1(Picture)



Ceiling Fan / Whole House Fan [Inspected]

🔍 ♦ **GENERAL NOTE:** Remote controls for ceiling fans on property should be left with property for buyers use.

Fireplace [Inspected]

🔍 ♦ **GENERAL NOTE:** Fireplace pilot light was already lit and unit tested through wall switch. Item 1(Picture)



11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Cabinets: Wood Wood Composite	Counter Tops: Stone Tile Backsplash	Sink: Stainless Double Bowl Combination Faucet / Sprayer Under Counter Mounted
Dishwasher: Tested Heated & discharged water with no leaks	Disposal: Tested	Range: Gas
Oven: Gas	Kitchen Fan: Interior (Non) Vented Built into Microwave	Microwave: Mounted above Cooktop

Inspection Items

Counters / Cabinets [Inspected]

Sink [Inspected]

Food Waste Disposer [Inspected]

Dishwasher [Inspected]

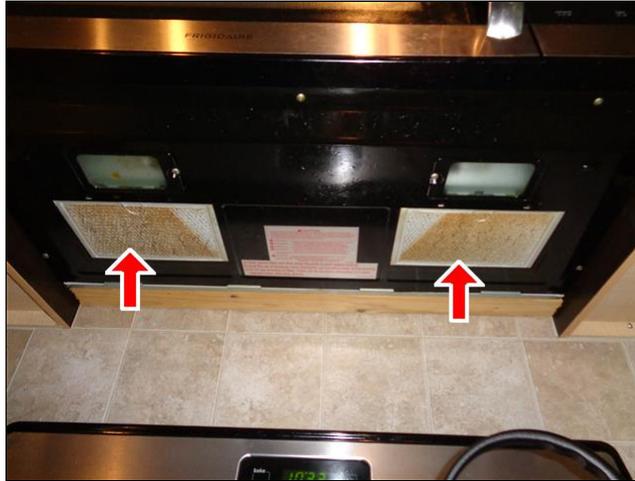
Range / Oven / Cooktop [Inspected]

◆ Item 1(Picture)



Vent Fans [Inspected]

◆ **SAFETY / HEALTH:** Exhaust fan filter is somewhat dirty with deposits of grease and should be either cleaned or replaced for safety. Item 1(Picture)



Microwave [Inspected]
 ♦ Item 1(Picture)



12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

<p>Sinks: Tested / Adequate Flow and Drainage</p>	<p>Toilet: Flushes - Drains - Refills</p>	<p>Bathtub: Tested</p>
<p>Shower: Tested</p>	<p>Shower / Tub Wall Material: Ceramic Tiles Fiberglass</p>	<p>Bathroom Ventilation: Fan</p>

Inspection Items

Counters / Cabinets [Inspected]

Toilets [Inspected]

Sinks [Inspected]

Bathtubs [Inspected]

Shower [Inspected]

Tub / Shower walls and surround [Inspected]

Vent Fans [Inspected]

Jetted Tub [Not Present]

13. Laundry

Styles & Materials

Clothes Washer: Not Tested	Dryer Power Source: Both (4 prong/gas)	Dryer Vent: Metal Clean Hood
--------------------------------------	--	---

Inspection Items

Washer [Not Inspected]

- ◆ **GENERAL NOTE:** The washer and dryer are not included in the scope of the inspection. Even if tested, there is no way for the inspector to determine if the systems are functioning properly without running a full load of clothes. If tested, only checked for leaks and heating at the dryer.

Dryer [Inspected]

- ◆ **GENERAL NOTE:** Dryer energy supply is 4 prong electrical and gas for either possible unit provided.
- ◆ **SERVICE / REPAIR:** The damper on the end of the dryer vent is full of lint. Have the vent cleaned for maximum efficiency and to prevent animal entry. Hood located on right side of home. Item 1(Picture)



Laundry Sink [Not Present]

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services