

**APPLE VALLEY RESTORATIONS LLC**

**HOME INSPECTION**

**www.homeinspectionsfoxvalley.com**

**"Serving Wisconsin & the U.P."**

**Toll Free: 1-800-228-3963**

**HOME INSPECTION REPORT**

Date of Inspection:

Time of Inspection:

Property Inspected Street address:

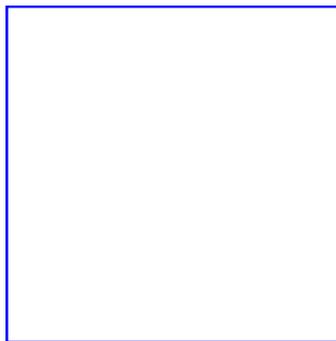
SAMPLE

Property Inspected City & State:

Name of Client(s):

Client(s) Phone number(s):

Client(s) Email:



# EXPLANATION OF COLUMNS

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

## FUNCTIONAL (FUN)

Component or item which in the opinion of Apple Valley Restorations appeared to be performing it's intended function at the time of inspection and was in normal condition for its age. We view in unfinished areas only.

X					
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## MARGINAL (MAR)

Component or item which in the opinion of Apple Valley Restorations may need routine maintenance or minor repair, but does not immediately affect the home's habitability

	X				
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## UNSATISFACTORY (UNS)

Component or item which in the opinion of Apple Valley Restorations appeared to be not performing it's intended function satisfactorily or is in an unsafe condition needing repair attention. In other words, it is defective.

		X			
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SAMPLE

## NOT VISIBLE (NVI)

Listed component or item was not able to be inspected due to its concealed condition or inaccessibility.

			X		
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## NOT APPLICABLE (NAP)

Listed component is not part of the property; was excluded from the sale or listing; or was excluded from the inspection possibly due to purchaser's request or our scope of inspection guidelines.

				X	
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## COMMENTS (COM)

For further information see comments marked with an "X" in the subsection that is being read or at the end of the section.

					X
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There will be an explanation in the **COMMENTS** sections for items marked **MARGINAL**, **UNSATISFACTORY**, and **COMMENT**. You will notice that I have some general comments in many sections, you can always use it as a checklist for yourself but what pertains to you today will have a checkmark.

# GENERAL INFORMATION

1. MAIN ENTRY FACES: \_\_\_\_\_ N \_\_\_\_\_ S \_\_\_\_\_ E \_\_\_\_\_ W \_\_\_\_\_
2. ESTIMATE AGE: \_\_\_\_\_ YEARS OLD
3. BUILDING TYPE: \_\_\_\_\_ 1 family \_\_\_\_\_ 2 family \_\_\_\_\_ condominium \_\_\_\_\_ other \_\_\_\_\_
4. STORIES: \_\_\_\_\_ 1 \_\_\_\_\_ 1 1/2 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ split level/entry
5. SPACE BELOW GRADE: \_\_\_\_\_ basement \_\_\_\_\_ crawlspace \_\_\_\_\_ walkout \_\_\_\_\_ none
6. WATER SOURCE: \_\_\_\_\_ public \_\_\_\_\_ private
7. SEWAGE DISPOSAL: \_\_\_\_\_ public \_\_\_\_\_ private
8. UTILITY STATUS: \_\_\_\_\_ on \_\_\_\_\_ off \_\_\_\_\_ winterized
9. SOIL CONDITION: \_\_\_\_\_ wet \_\_\_\_\_ dry \_\_\_\_\_ damp \_\_\_\_\_ frozen \_\_\_\_\_ snow covered
10. WEATHER: \_\_\_\_\_ clear \_\_\_\_\_ rain \_\_\_\_\_ cloudy \_\_\_\_\_ snow \_\_\_\_\_ degrees F.
11. STARTING TIME: \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.
12. AREA: \_\_\_\_\_ city \_\_\_\_\_ suburb \_\_\_\_\_ rural \_\_\_\_\_ town
13. GARAGE: \_\_\_\_\_ attached \_\_\_\_\_ detached \_\_\_\_\_ tuckunder \_\_\_\_\_ carport \_\_\_\_\_ none
14. HOUSE OCCUPIED: \_\_\_\_\_ yes \_\_\_\_\_ no
15. PEOPLE PRESENT: \_\_\_\_\_ buyer(s) \_\_\_\_\_ realtor \_\_\_\_\_ sellers \_\_\_\_\_ tenants \_\_\_\_\_
16. STREET TYPE: \_\_\_\_\_ paved \_\_\_\_\_ gravel ; \_\_\_\_\_ through \_\_\_\_\_ highway \_\_\_\_\_ dead end/cul-de-sac

**SAMPLE**

# BASEMENT AND FOUNDATION

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

**TYPE:**  Basement  Crawl space  Slab

1. **HEIGHT TO JOISTS**  Ft.  inches  height varies

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2. **STAIRS**  open  enclosed  with railing  wood  concrete  
 metal COMMENTS:  railing is loose, it needs securing  railing needed for safety  
 spaces between spindles should be 4 inches or less  replace broken/worn step(s)  
 steps uneven  low head clearance to ceiling

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3. **FOUNDATION WALLS**  poured concrete  concrete block  stone  brick  
 earth  ICF COMMENTS:  routine shrinkage  
 settlement cracks  north wall bows  inches,  
 bows  inches,  west wall bows  inches,  
 east wall bows  inches  
 no repair is needed on the \_\_\_\_\_ wall(s) at this time  
 repair or replacement is need on \_\_\_\_\_ wall(s)  
 viewed in unfinished areas only

**SAMPLE**

**X All foundations/basements will have issues during its lifetime. Soil conditions are always changing and that causes movement in the structure. If I did not note any cracks, it is either because the walls are covered or I missed it. In all my years of inspecting I may have had 1 or 2 basements without cracks.**

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4. **FLOOR**  concrete  wood  earth  gravel  
 COMMENTS:  routine shrinkage cracks  floor coverings limit visibility  floor appears heaved due to frost

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5. **INDICATIONS OF MOISTURE** Floor:  wet  damp  stains;  
 Wall:  wet  damp  stains

COMMENTS:  normal seepage for a home of this age  minimal seepage from form holder brackets when basement concrete was poured  stains in corner(s) appear to have been caused by the lack of extensions on the downspouts for the gutter system  water entering through window wells  water entering through crack(s) along \_\_\_\_\_ wall.

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6. **DRAINAGE** sump at: \_\_\_\_\_  
 floor drain at: \_\_\_\_\_

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7. **SUMP PUMP** pump tested?  yes  no Discharges to: \_\_\_\_\_  
 COMMENTS:  sump pump inoperable  sump pump needs securing  sump pump covered with what appears to be a radon eradication system  clean debris out of sump pit  sump pump is not allowed to drain into city sewer

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# BASEMENT AND FOUNDATION CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

8. **COLUMNS AND PIERS** \_\_\_\_\_ wood \_\_\_\_\_ metal \_\_\_\_\_ masonry \_\_\_\_\_ bearing wall

COMMENTS: \_\_\_\_\_ wood post are rotted and should be replaced

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9. **BEAMS AND GIRDERS** \_\_\_\_\_ steel \_\_\_\_\_ wood

\_\_\_\_\_ wood engineered beam \_\_\_\_\_" x \_\_\_\_\_" \_\_\_\_\_ wood built up \_\_\_\_\_2" x \_\_\_\_\_"

COMMENTS: \_\_\_\_\_ minimal/moderate/severe rot noted in wood beams \_\_\_\_\_ beam appears to sag  
 \_\_\_\_\_ repair or replace beam

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10. **FIRST FLOOR STRUCTURE** \_\_\_\_\_" x \_\_\_\_\_" \_\_\_\_\_" o.c.

\_\_\_\_\_ joists \_\_\_\_\_ trusses \_\_\_\_\_ engineered/laminated joists \_\_\_\_\_ metal  
 \_\_\_\_\_ concrete \_\_\_\_\_ wood logs

**SAMPLE**

COMMENTS: \_\_\_\_\_ normal bowing for a house of this age

\_\_\_\_\_ there is minimal rot noted on \_\_\_\_\_ joists \_\_\_\_\_ crack/ rotted joists need replacing at:

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11. **FIRST FLOOR SUBFLOOR** \_\_\_\_\_ boards \_\_\_\_\_ plywood \_\_\_\_\_ oriented strand board

\_\_\_\_\_ particle board \_\_\_\_\_ concrete

COMMENTS: \_\_\_\_\_ minimal/moderate/severe rot noted at: \_\_\_\_\_

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12. **INSULATION**

thickness

type

Found. wall \_\_\_\_\_" \_\_\_\_\_

Box sill \_\_\_\_\_" \_\_\_\_\_

Floor \_\_\_\_\_" \_\_\_\_\_

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**ADDITIONAL COMMENTS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

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# CRAWL SPACE

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

**TYPE:**  Basement  Crawl space  Slab

1. **HEIGHT TO JOISTS**  Ft.  inches  height varies

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2. **STAIRS**  open  enclosed  with railing  wood  concrete  
 metal COMMENTS:  railing is loose, it needs securing  railing needed for safety  
 spaces between spindles should be 4 inches or less  replace broken/worn step(s)  
 steps uneven  low head clearance to ceiling

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3. **FOUNDATION WALLS**  poured concrete  concrete block  stone  brick  
 earth  ICF COMMENTS:  routine shrinkage  minor  
settlement cracks  north wall bows  inches,  south wall  
bows  inches,  west wall bows  inches,  east wall bows  inches

**SAMPLE**

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no repair is needed on the \_\_\_\_\_ wall(s) at this time  
 repair or replacement is need on \_\_\_\_\_ wall(s)  
 viewed in unfinished areas only

See section on **GROUNDS** regarding grading & drainage to help eliminate basement failure

4. **FLOOR**  concrete  wood  earth  gravel

COMMENTS:  routine shrinkage cracks  floor coverings limit visibility  floor appears  
heaved due to frost

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5. **INDICATIONS OF MOISTURE** Floor:  wet  damp  stains;

Wall:  wet  damp  stains

COMMENTS:  normal seepage for a home of this age  minimal seepage from form holder brackets when basement concrete was  
poured  stains in corner(s) appear to have been caused by the lack of extensions on the downspouts for the gutter system  water  
entering through window wells  water entering through crack(s) along  
\_\_\_\_\_ wall.

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6. **DRAINAGE** sump at: \_\_\_\_\_

floor drain at: \_\_\_\_\_

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7. **SUMP PUMP** pump tested?  yes  no Discharges to: \_\_\_\_\_

COMMENTS:  sump pump inoperable  sump pump needs securing  sump pump covered  
with what appears to be a radon eradication system  clean debris out of sump pit  sump  
pump is not allowed to drain into city sewer

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# CRAWL SPACE CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

8. **COLUMNS AND PIERS** \_\_\_\_\_ wood \_\_\_\_\_ metal \_\_\_\_\_ masonry \_\_\_\_\_ bearing wall

COMMENTS: \_\_\_\_\_ wood post are rotted and should be replaced

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9. **BEAMS AND GIRDERS** \_\_\_\_\_ steel \_\_\_\_\_ wood

\_\_\_\_\_ wood engineered beam \_\_\_\_\_" x \_\_\_\_\_" \_\_\_\_\_ wood built up \_\_\_\_\_2" x \_\_\_\_\_"

COMMENTS: \_\_\_\_\_ minimal/moderate/severe rot noted in wood beams \_\_\_\_\_ beam appears to sag  
 \_\_\_\_\_ repair or replace beam

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10. **FIRST FLOOR STRUCTURE** \_\_\_\_\_" x \_\_\_\_\_" \_\_\_\_\_" o.c.

\_\_\_\_\_ joists \_\_\_\_\_ trusses \_\_\_\_\_ engineered/laminated joists \_\_\_\_\_ metal  
 \_\_\_\_\_ concrete \_\_\_\_\_ wood logs

**SAMPLE**

COMMENTS: \_\_\_\_\_ normal bowing for a house of this age

\_\_\_\_\_ there is minimal rot noted on \_\_\_\_\_ joists \_\_\_\_\_ crack/ rotted joists need replacing at:

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11. **FIRST FLOOR SUBFLOOR** \_\_\_\_\_ boards \_\_\_\_\_ plywood \_\_\_\_\_ oriented strand board

\_\_\_\_\_ particle board \_\_\_\_\_ concrete

COMMENTS: \_\_\_\_\_ minimal/moderate/severe rot noted at: \_\_\_\_\_

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12. **INSULATION** \_\_\_\_\_ thickness \_\_\_\_\_ type

Found. wall \_\_\_\_\_" \_\_\_\_\_

Box sill \_\_\_\_\_" \_\_\_\_\_

Floor \_\_\_\_\_" \_\_\_\_\_

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13. **VENTILATION** \_\_\_\_\_ wall vents \_\_\_\_\_ power vent \_\_\_\_\_ no vents apparent

COMMENTS:

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**ADDITIONAL COMMENTS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

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# PLUMBING

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **WATER SERVICE** \_\_\_\_\_copper \_\_\_\_\_steel \_\_\_\_\_lead \_\_\_\_\_plastic

Main valve at: \_\_\_\_\_meter \_\_\_\_\_tank COMMENTS: Main shut off valve as well as all water supply valves are not tested/turned. Many valves leak when turned because lack of use, they usually stop

dripping after a few days.

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2. **WATER CONDITIONER** \_\_\_\_\_softener \_\_\_\_\_filter

viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

COMMENTS: OUR INSPECTORS DO NOT CYCLE THE SOFTENERS OR FILTERS

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3. **VISIBLE WATER PIPES** \_\_\_\_\_copper \_\_\_\_\_steel \_\_\_\_\_lead

\_\_\_\_\_plastic (PVC, CPVC, PEX, Polybutylene)

COMMENTS: \_\_\_\_\_leak in water line(s)

at: \_\_\_\_\_

\_\_\_\_\_low water pressure \_\_\_\_\_water pressure over 80psi

**SAMPLE**

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4. **WASTE AND VENT PIPES** \_\_\_\_\_plastic \_\_\_\_\_copper \_\_\_\_\_cast iron \_\_\_\_\_steel \_\_\_\_\_lead

COMMENTS: \_\_\_\_\_waste line shows excessive corrosion at: \_\_\_\_\_

\_\_\_\_\_waste line must have downward pitch. Waste line improperly pitched at: \_\_\_\_\_

Drain lines that are under the concrete or run from the street to the house are not visible. Houses with cast iron or clay pipes have a tendency to have more tree root problems.

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5. **MAIN WASTE CLEANOUT** \_\_\_\_\_at base of stack \_\_\_\_\_at front wall \_\_\_\_\_at rear wall

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6. **WATER HEATER** Location: \_\_\_\_\_

Fuel: \_\_\_\_\_gas \_\_\_\_\_electric \_\_\_\_\_oil Capacity: \_\_\_\_\_gallons.

Make: \_\_\_\_\_ Approximate age: \_\_\_\_\_

Model#: \_\_\_\_\_ Serial#: \_\_\_\_\_

Average life of water heaters is 10-15 years.

COMMENTS: \_\_\_\_\_large amounts of corrosion at the base of the tank, the water heater appears to be nearing the end of its usefulness.

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7. **WATER HEATER VALVES** \_\_\_\_\_cold supply \_\_\_\_\_temperature and pressure relief

COMMENTS: \_\_\_\_\_cold supply leaks or appears to have leaked \_\_\_\_\_there should be an extension of the pressure relief valve that extends 6 inches off of the floor. Read owner's manual for installation instructions.

\_\_\_\_\_the temperature and pressure relief valve leaks or has leaked and should be replaced

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# PLUMBING CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

8. **WATER HEATER VENTING** \_\_\_\_\_metal \_\_\_\_\_metal joins heating vent

\_\_\_\_\_power fan COMMENTS: \_\_\_\_\_flue is rotted and needs replacing \_\_\_\_\_mortar should be placed around the flue where it meets the chimney \_\_\_\_\_flue must have upward pitch

\_\_\_\_\_condensation leak in power fan \_\_\_\_\_power fan inoperable

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9. **FUEL PIPE AND LINES** \_\_\_\_\_steel \_\_\_\_\_copper \_\_\_\_\_flexible brass connector

\_\_\_\_\_CSST \_\_\_\_\_stainless steel \_\_\_\_\_black iron COMMENTS: \_\_\_\_\_leak on shutoff valve for water heater/furnace/boiler

\_\_\_\_\_leak at elbow/T connection/union at:

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10. **FIXTURES IN UNFINISHED AREAS** \_\_\_\_\_toilet \_\_\_\_\_sink \_\_\_\_\_shower \_\_\_\_\_laundry tub

COMMENTS: \_\_\_\_\_drain for \_\_\_\_\_not connected properly into the sewer

**SAMPLE**

system according to the plumbing codes \_\_\_\_\_potential cross

connection for potable water supply

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11. **LAUNDRY CONNECTIONS** Location: \_\_\_\_\_

\_\_\_\_\_hot \_\_\_\_\_cold \_\_\_\_\_gas \_\_\_\_\_vent \_\_\_\_\_110v \_\_\_\_\_220v \_\_\_\_\_drain \_\_\_\_\_tub

COMMENTS: \_\_\_\_\_dryer should be vented to the outside \_\_\_\_\_wash machine not connected properly into the sewer system according to the plumbing codes

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**ADDITIONAL COMMENTS**

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# HEATING SYSTEM

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **SYSTEM DESIGN** Air: \_\_\_\_\_ forced \_\_\_\_\_ gravity Water: \_\_\_\_\_ forced \_\_\_\_\_ gravity  
 \_\_\_\_\_ steam Fuel: \_\_\_\_\_ on \_\_\_\_\_ off \_\_\_\_\_ natural gas \_\_\_\_\_ propane \_\_\_\_\_ oil  
 \_\_\_\_\_ electric \_\_\_\_\_ wood \_\_\_\_\_ coal

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2. **HEATING APPLIANCE** Location: \_\_\_\_\_

Make: \_\_\_\_\_ Approximate age: \_\_\_\_\_ years

Model#: \_\_\_\_\_ Serial#: \_\_\_\_\_

Average life expectancy of a furnace or boiler is 15-20 years.

COMMENTS:

\_\_\_\_\_ Cannot view heat exchanger due to the design of the furnace.

\_\_\_\_\_ Flame burning improperly, have a licensed heating contractor adjust.

\_\_\_\_\_ It appears there is a cracked heat exchanger. Crack(s) were noted in the \_\_\_\_\_ chamber(s) of the heat exchanger. Have a licensed heating contractor verify the cracks. If necessary, verify the cracks.

\_\_\_\_\_ There is no sticker on the furnace or ducts indicating that the furnace has been tuned up or repaired in the last two years, have a licensed heating contractor do a tune up and re-evaluate the furnace.

\_\_\_\_\_ Carbon Monoxide test indicated higher than acceptable levels of CO. Have a licensed contractor make necessary repairs.

**SAMPLE**

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3. **BURNER OR HEAT SOURCE**

COMMENTS: \_\_\_\_\_ burner is dirty, it should be cleaned by a licensed heating contractor

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4. **DRAFT REGULATOR** \_\_\_\_\_ inducer fan \_\_\_\_\_ damper \_\_\_\_\_ draft hood

COMMENTS: \_\_\_\_\_ exhaust is backing up into the house, have a licensed heating contractor repair the draft regulator so the exhaust exits the furnace properly

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5. **EXPOSED VENT PIPES** \_\_\_\_\_ metal \_\_\_\_\_ plastic

COMMENTS: \_\_\_\_\_ vent pipe has rotted out and needs replacing \_\_\_\_\_ mortar should be placed around the vent pipe where it meets the chimney \_\_\_\_\_ vent pipe needs to pitch upward \_\_\_\_\_ inducer fan has condensation leak \_\_\_\_\_ different fuels need separate flues **KEEP ALL SNOW AND ICE OFF OF EXTERIOR VENT PIPES THAT PROTRUDE OUT THE SIDE OF THE HOUSE IN THE WINTER!**

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6. **BLOWER OR PUMP** Drive: \_\_\_\_\_ direct \_\_\_\_\_ belt

COMMENTS: \_\_\_\_\_ blower is dirty and should be cleaned \_\_\_\_\_ bearings are rattling in pump motor, they may need replacing soon \_\_\_\_\_ leak in gasket on pump causing water/oil to drip on the floor \_\_\_\_\_ noisy fan motor, have repaired

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# HEATING SYSTEM CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

7. **DISTRIBUTION PIPES OR DUCTS** \_\_\_\_\_ sheet metal \_\_\_\_\_ fiberglass  
 \_\_\_\_\_ insulated flex ducts \_\_\_\_\_ copper \_\_\_\_\_ steel

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Apple Valley Restorations recommends that every new home-owner should have the vents/ducts cleaned, especially if they have not been done in the last 5 years. Otherwise vacuum out the cold air vents. Do this on your dime after the current owners move out.

8. **ASBESTOS LIKE MATERIAL** \_\_\_\_\_ pipes \_\_\_\_\_ ducts \_\_\_\_\_ floor

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COMMENTS: \_\_\_\_\_ have asbestos like material inspected by trained asbestos professional, if necessary have repaired/ removed.  X  There were 1000's of household products that contained asbestos, if remodeling or other repairs are made, have it checked out when in doubt.

**SAMPLE**

9. **AIR FILTERS** \_\_\_\_\_ disposable \_\_\_\_\_ washable \_\_\_\_\_ paper media  
 \_\_\_\_\_ electric

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COMMENTS: \_\_\_\_\_ disposable air filter needs replacing \_\_\_\_\_ air filter needs washing  
 \_\_\_\_\_ paper media air filter needs replacing \_\_\_\_\_ electric air cleaner not operable

10. **CONTROLS** \_\_\_\_\_ high limit \_\_\_\_\_ fan \_\_\_\_\_

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11. **THERMOSTATS** # \_\_\_\_\_ location(s) \_\_\_\_\_

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COMMENTS: \_\_\_\_\_ thermostat set at \_\_\_\_\_ degrees, reads \_\_\_\_\_ degrees.

**DON'T FORGET TO CHANGE BATTERIES A COUPLE TIMES A YEAR**

12. **HUMIDIFIER** Make: \_\_\_\_\_ Model# \_\_\_\_\_

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COMMENTS: \_\_\_\_\_ this type of humidifier is not recommended because of the damage it can cause on the heat exchanger by excessive water/moisture. \_\_\_\_\_ The humidifier was not tested

# CENTRAL COOLING

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **SYSTEM DESIGN** \_\_\_\_\_electric refrigeration \_\_\_\_\_gas \_\_\_\_\_

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2. **UNIT TYPE** \_\_\_\_\_air cooled \_\_\_\_\_water cooled \_\_\_\_\_geothermal \_\_\_\_\_heat pump

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### 3. COOLING APPLIANCE INSTALLATION

Make: \_\_\_\_\_ Approximate age: \_\_\_\_\_

Model#: \_\_\_\_\_

Serial#: \_\_\_\_\_

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**SAMPLE**

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

COMMENTS: \_\_\_\_\_temperature was below 65 degrees. Manufacturers do not recommend air conditioners be operated under 65 degrees. \_\_\_\_\_electricity to the air conditioner must be on at least 24 hours before operation. \_\_\_\_\_air conditioner should be leveled.

4. **THERMOSTATS** \_\_\_\_\_same as heat \_\_\_\_\_

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5. **DISTRIBUTION** \_\_\_\_\_same as heat \_\_\_\_\_

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6. **ADDITIONAL HEATING & COOLING COMMENTS:**

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# ELECTRICAL

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **SERVICE SIZE** \_\_\_\_\_ 60 amp \_\_\_\_\_ 100 amp \_\_\_\_\_ 200 amp \_\_\_\_\_ amp  
\_\_\_\_\_ 110/120 \_\_\_\_\_ 110/120-220/240 \_\_\_\_\_

COMMENTS: \_\_\_\_\_ consideration should be given to increasing the electrical service to a  
100 amp or larger service \_\_\_\_\_ the electrical service is to be considered unsafe because there is  
more than one 240 volt appliance on a 60 amp service

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2. **SERVICE INSTALLATION AND PANEL** Power: \_\_\_\_\_ on \_\_\_\_\_ off

Conductors: \_\_\_\_\_ aluminum \_\_\_\_\_ copper \_\_\_\_\_ not visible

Entry: \_\_\_\_\_ overhead \_\_\_\_\_ underground ; \_\_\_\_\_ cable \_\_\_\_\_ conduit

Main Panel at: \_\_\_\_\_ garage \_\_\_\_\_ basement \_\_\_\_\_ exterior \_\_\_\_\_

Ground connection to: \_\_\_\_\_ water pipe \_\_\_\_\_ ground rods \_\_\_\_\_

COMMENTS: \_\_\_\_\_ entrance cable worn, it should be replaced \_\_\_\_\_ there are more than 6 main disconnects, have a licensed electrician cor-  
rect the situation \_\_\_\_\_ there appears to be no ground wire connected to the panel, an electrician should install a ground wire \_\_\_\_\_ panel  
needs the area of a "normal size refrigerator box" access around it to be able to get to it easily.

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3. **110/120 VOLT CIRCUITS** Protection: \_\_\_\_\_ breakers \_\_\_\_\_ fuses

Wire: \_\_\_\_\_ copper \_\_\_\_\_ aluminum

COMMENTS: \_\_\_\_\_ corroded contacts in the electrical panel, have contacts cleaned

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are oversized, have corrected

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are double/triple lugged, have corrected

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4. **220/240 VOLT CIRCUITS** Protection: \_\_\_\_\_ breakers \_\_\_\_\_ fuses

Wires: \_\_\_\_\_ copper \_\_\_\_\_ aluminum

COMMENTS: \_\_\_\_\_ corroded contacts in the electrical panel, have contacts cleaned

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are oversized, have corrected

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are double/triple lugged, have corrected

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5. **SUB PANEL(S) INSTALLATION**

Location(s): \_\_\_\_\_

COMMENTS: \_\_\_\_\_ neutral and ground wires must be on separate bus bars

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6. **110/120 VOLT CIRCUITS** Protection: \_\_\_\_\_ breakers \_\_\_\_\_ fuses

Wire: \_\_\_\_\_ copper \_\_\_\_\_ aluminum

COMMENTS: \_\_\_\_\_ corroded contacts in the electrical panel, have contacts cleaned

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are oversized, have corrected

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are double/triple lugged, have corrected

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# ELECTRICAL CONTINUED

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7. **220/240 VOLT CIRCUITS** Protection: \_\_\_\_\_ breakers \_\_\_\_\_ fuses

Wires: \_\_\_\_\_ copper \_\_\_\_\_ aluminum

COMMENTS: \_\_\_\_\_ corroded contacts in the electrical panel, have contacts cleaned

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are oversized, have corrected

\_\_\_\_\_ breakers/fuses #(s) \_\_\_\_\_ are double/triple lugged, have corrected

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8. **GROUND FAULT CIRCUIT INTERRUPTORS(GFCI)** In panel \_\_\_\_\_ amps

GFCI outlets for \_\_\_\_\_ basement \_\_\_\_\_ bath \_\_\_\_\_ exterior \_\_\_\_\_ garage

COMMENTS: \_\_\_\_\_ GFCI not functioning as intended, have it replaced

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9. **WIRING IN UNFINISHED AREAS**

\_\_\_\_\_ cable \_\_\_\_\_ conduit \_\_\_\_\_ knob and tube

**SAMPLE**

COMMENTS: \_\_\_\_\_ wires run under the joists or along the electrical codes \_\_\_\_\_ broken/missing cover plates need re-

walls should run the joists or in conduit according to the placing at: \_\_\_\_\_

\_\_\_\_\_ open junction boxes or splices need closure at:

\_\_\_\_\_ consideration should be given to replacing remaining knob and tube wiring

\_\_\_\_\_ permanent extension cords and other temporary wiring needs removal/replacement at:

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10. **FIXTURES AND OUTLETS IN UNFINISHED AREAS**

COMMENTS: \_\_\_\_\_ outlets improperly wired at: \_\_\_\_\_

\_\_\_\_\_ old light fixture should be replaced \_\_\_\_\_ wired for reversed polarity on outlet \_\_\_\_\_ open ground on outlet

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11. **SECURITY SYSTEM** \_\_\_\_\_ yes \_\_\_\_\_ no

A.V.R. does not test security systems

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12. **INTERCOM SYSTEM** System present? \_\_\_\_\_ yes \_\_\_\_\_ no

A.V.R. does not test intercom systems

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**ALL ELECTRICAL REPAIR WORK SHOULD BE DONE BY A LICENSED ELECTRICAL CONTRACTOR**

ADDITIONAL COMMENTS

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# APPLIANCES

F	M	U	N	N	C
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## 1. RANGE

\_\_\_\_\_slip in \_\_\_\_\_built in \_\_\_\_\_free standing

\_\_\_\_\_natural gas \_\_\_\_\_electric \_\_\_\_\_propane \_\_\_\_\_electric w/exhaust fan

Make: \_\_\_\_\_

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no A.V.R. does not test timing devices

COMMENTS: \_\_\_\_\_ burners are not operating properly.

You may have to change pigtails on ranges and dryers from a 3 prong pigtail to 4 prong pigtail

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## 2. OVEN(S)

\_\_\_\_\_built in \_\_\_\_\_part of #1 \_\_\_\_\_natural gas \_\_\_\_\_electric \_\_\_\_\_propane

Make: \_\_\_\_\_

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

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SAMPLE

## 3. MICROWAVE

Make: \_\_\_\_\_

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## 4. RANGE HOOD OR EXHAUST FAN

\_\_\_\_\_fan \_\_\_\_\_light \_\_\_\_\_vented \_\_\_\_\_recirculates

Make: \_\_\_\_\_

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

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## 5. GARBAGE DISPOSAL

Make: \_\_\_\_\_

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

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## 6. DISHWASHER

Make: \_\_\_\_\_

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

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## 7. REFRIGERATOR

Make: \_\_\_\_\_

Viewed operating? \_\_\_\_\_yes \_\_\_\_\_no

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## INTERIOR ROOMS

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<b>KITCHEN</b>					
<b>Location:</b> @level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches					
Floors:					
Electrical: ____add more outlets ____outlet improperly along ____ wall, it is wired for Reversed polarity/open ground. ____cover plate needed on outlet/light switch ----secure ceiling fan					
Doors: ____ out of alignment ____catch needs adjusting so door closes					
Windows: ____#broken ____broken seal on insulated glass, causing window to fog ____need assistance to stay in upright position ____painted shut ____needs refinishing					
Heat source: ____no heat source					
Plumbing Fixtures: ____tub/sink faucet leaks ____sink drains slow ____leaky drain					
Cabinets and countertops: ____cabinet doors do not close tightly ____countertop is loose					

<b>DINING</b>					
<b>Location:</b> @level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches					
Floors:					
Electrical: ____add more outlets ____outlet improperly along ____ wall, it is wired for Reversed polarity/open ground. ____cover plate needed on outlet/light switch ----secure ceiling fan					
Doors: ____ out of alignment ____catch needs adjusting so door closes					
Windows: ____#broken ____broken seal on insulated glass, causing window to fog ____need assistance to stay in upright position ____painted shut ____needs refinishing					
Heat source: ____no heat source					

<b>LIVING ROOM</b>					
<b>Location:</b> @level/story					
Ceilings and walls ____water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches					
Floors:					
Electrical: ____add more outlets ____outlet improperly along ____ wall, it is wired for Reversed polarity/open ground. ____cover plate needed on outlet/light switch ----secure ceiling fan					
Doors: ____ out of alignment ____catch needs adjusting so door closes					
Windows: ____#broken ____broken seal on insulated glass, causing window to fog ____need assistance to stay in upright position ____painted shut ____needs refinishing ____broken lock					
Heat source: ____no heat source					
Fireplace: Type: ____gas ____wood ____wood burner stove ____electric ____vent less Material: ____masonry ____metal( pre-fabricated ____metal insert ____cast iron ____flue needs cleaning and then re-examined ____damper needs repair ____loose firebrick needs repair/replacement ____hearth should extend at least 18 inches from firebox ____too close to combustibles ____fireplace doors need repair ____mantel needs securing					

## INTERIOR ROOMS

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<b>HALLWAYS AND STAIRS</b>						
<b>Location:</b> _____ @level/story						
Ceilings and walls _____water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches						
Floors:						
Electrical: _____add more outlets _____outlet improperly along _____ wall, it is wired for Reversed polarity/open ground. _____cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: _____ out of alignment _____catch needs adjusting so door closes						
Windows: _____#broken _____broken seal on insulated glass, causing window to fog _____need assistance to stay in upright position _____painted shut _____needs refinishing _____broken lock						
Heat source: _____no heat source						
Stairs and railings: _____steps uneven _____hand railing needed _____ideally balusters should have spaces no more than 4 inches apart especially if you have young children.						
Smoke detectors _____ battery _____110/120 volt _____smoke detectors are needed on every level. A.V.R. recommends replacing smoke and carbon monoxide detectors every 5 years. <b>Carbon monoxide and smoke detectors should be installed on every level</b>						

SAMPLE

<b>FAMILY ROOM</b>						
<b>Location:</b> _____ @level/story						
Ceilings and walls _____water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches						
Floors:						
Electrical: _____add more outlets _____outlet improperly along _____ wall, it is wired for Reversed polarity/open ground. _____cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: _____ out of alignment _____catch needs adjusting so door closes						
Windows: _____#broken _____broken seal on insulated glass, causing window to fog _____need assistance to stay in upright position _____painted shut _____needs refinishing _____broken lock						
Heat source: _____no heat source						
Fireplace: Type: _____gas _____wood _____wood burner stove _____electric _____vent less Material: _____masonry _____metal( pre-fabricated _____metal insert _____cast iron _____flue needs cleaning and then re-examined _____damper needs repair _____loose firebrick needs repair/replacement _____hearth should extend at least 18 inches from firebox _____too close to combustibles _____fireplace doors need repair _____mantel needs securing						

<b>BEDROOM</b>						
<b>Location:</b> _____ @level/story						
Ceilings and walls _____water stains on ceiling and walls from past/current roof/toilet/tub leak. _____hole in wall or ceiling _____inches						
Floors:						
Electrical: _____add more outlets _____outlet improperly along _____ wall, it is wired for Reversed polarity/open ground. _____cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: _____ out of alignment _____catch needs adjusting so door closes						
Windows: _____#broken _____broken seal on insulated glass, causing window to fog _____need assistance to stay in upright position _____painted shut _____needs refinishing						
Heat source: _____no heat source						

## INTERIOR ROOMS

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<b>BEDROOM</b>						
<b>Location:</b> _____ @level/story						
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall or ceiling _____ inches						
Floors:						
Electrical: _____ add more outlets _____ outlet improperly along _____ wall, it is wired for Reversed polarity/open ground. _____ cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ needs refinishing _____ broken lock						
Heat source: _____ no heat source						

<b>BEDROOM</b>						
<b>Location:</b> _____ @level/story						
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall or ceiling _____ inches						
Floors:						
Electrical: _____ add more outlets _____ outlet improperly along _____ wall, it is wired for Reversed polarity/open ground. _____ cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ needs refinishing _____ broken lock						
Heat source: _____ no heat source						

<b>BEDROOM</b>						
<b>Location:</b> _____ @level/story						
Ceilings and walls _____ water stains on ceiling and walls from past/current roof/toilet/tub leak. _____ hole in wall or ceiling _____ inches						
Floors:						
Electrical: _____ add more outlets _____ outlet improperly along _____ wall, it is wired for Reversed polarity/open ground. _____ cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: _____ out of alignment _____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog _____ need assistance to stay in upright position _____ painted shut _____ needs refinishing _____ broken lock						
Heat source: _____ no heat source						

# INTERIOR ROOMS

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<b>BATHROOM</b>						
<b>Location:</b>	<b>@level/story</b>					
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____ hole in wall or ceiling ____ inches						
Floors: ____ rotted floor						
Electrical: ____ add more outlets ____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. ____ cover plate needed on outlet/light switch. ____ secure ceiling fan ____ GFCI outlets should be added ____ open ground on GFCI						
Doors: ____ out of alignment ____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog ____ need assistance to stay in upright position ____ painted shut ____ needs refinishing ____ broken lock						
Heat source: ____ no heat source						
Plumbing fixtures: ____ toilet ____ tub ____ sink(s) # _____ shower; ____ tub/sink faucet leaks ____ toilet leaks ____ toilet bowl is loose <b>SAMPLE</b>						
Cabinets and countertops: ____ cabinet doors do not close tightly ____ countertop is loose						
Ventilation: ____ fan ____ window ____ none; ____ fan inoperable						

<b>BATHROOM</b>						
<b>Location:</b>	<b>@level/story</b>					
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____ hole in wall or ceiling ____ inches						
Floors: ____ rotted floor						
Electrical: ____ add more outlets ____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. ____ cover plate needed on outlet/light switch. ____ secure ceiling fan ____ GFCI outlets should be added ____ open ground on GFCI						
Doors: ____ out of alignment ____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog ____ need assistance to stay in upright position ____ painted shut ____ needs refinishing ____ broken lock						
Heat source: ____ no heat source						
Plumbing fixtures: ____ toilet ____ tub ____ sink(s) # _____ shower; ____ tub/sink faucet leaks ____ toilet leaks ____ toilet bowl is loose						
Cabinets and countertops: ____ cabinet doors do not close tightly ____ countertop is loose						
Ventilation: ____ fan ____ window ____ none; ____ fan inoperable						

<b>INTERIOR ROOMS</b>	<b>F</b>	<b>M</b>	<b>U</b>	<b>N</b>	<b>N</b>	<b>C</b>
	<b>U</b>	<b>A</b>	<b>N</b>	<b>V</b>	<b>A</b>	<b>O</b>
	<b>N</b>	<b>R</b>	<b>S</b>	<b>I</b>	<b>P</b>	<b>M</b>

<b>BATHROOM</b>						
<b>Location:</b> @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____ hole in wall or ceiling ____ inches						
Floors: ____ rotted floor						
Electrical: ____ add more outlets ____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. ____ cover plate needed on outlet/light switch. ____ secure ceiling fan ____ GFCI outlets should be added ____ open ground on GFCI						
Doors: ____ out of alignment ____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog ____ need assistance to stay in upright position ____ painted shut ____ needs refinishing ____ broken lock						
Heat source: ____ no heat source						
Plumbing fixtures: ____ toilet ____ tub ____ sink(s) # _____ shower; ____ tub/sink faucet leaks ____ toilet leaks ____ toilet bowl is loose						
Cabinets and countertops: ____ cabinet doors do not close tightly ____ countertop is loose						
Ventilation: ____ fan ____ window ____ none; ____ fan inoperable						

<b>BATHROOM</b>						
<b>Location:</b> @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____ hole in wall or ceiling ____ inches						
Floors: ____ rotted floor						
Electrical: ____ add more outlets ____ outlet improperly wired along _____ wall, it is wired for reversed polarity/open ground. ____ cover plate needed on outlet/light switch. ____ secure ceiling fan ____ GFCI outlets should be added ____ open ground on GFCI						
Doors: ____ out of alignment ____ catch needs adjusting so door closes						
Windows: _____ #broken _____ broken seal on insulated glass, causing window to fog ____ need assistance to stay in upright position ____ painted shut ____ needs refinishing ____ broken lock						
Heat source: ____ no heat source						
Plumbing fixtures: ____ toilet ____ tub ____ sink(s) # _____ shower; ____ tub/sink faucet leaks ____ toilet leaks ____ toilet bowl is loose						
Cabinets and countertops: ____ cabinet doors do not close tightly ____ countertop is loose						
Ventilation: ____ fan ____ window ____ none; ____ fan inoperable						

<b>INTERIOR ROOMS</b>	<b>F</b>	<b>M</b>	<b>U</b>	<b>N</b>	<b>N</b>	<b>C</b>
	<b>U</b>	<b>A</b>	<b>N</b>	<b>V</b>	<b>A</b>	<b>O</b>
	<b>N</b>	<b>R</b>	<b>S</b>	<b>I</b>	<b>P</b>	<b>M</b>

<b>BEDROOM</b>						
<b>Location:</b> @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches						
Floors:						
Electrical: ____add more outlets ____outlet improperly along ____ wall, it is wired for Reversed polarity/open ground. ____cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: ____ out of alignment ____catch needs adjusting so door closes						
Windows: ____#broken ____broken seal on insulated glass, causing window to fog ____need assistance to stay in upright position ____painted shut ____needs refinishing ____broken lock						
Heat source: ____no heat source						

<b>BEDROOM</b>						
<b>Location:</b> @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches						
Floors:						
Electrical: ____add more outlets ____outlet improperly along ____ wall, it is wired for Reversed polarity/open ground. ____cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: ____ out of alignment ____catch needs adjusting so door closes						
Windows: ____#broken ____broken seal on insulated glass, causing window to fog ____need assistance to stay in upright position ____painted shut ____needs refinishing						
Heat source: ____no heat source						

<b>BEDROOM</b>						
<b>Location:</b> @level/story						
Ceilings and walls ____ water stains on ceiling and walls from past/current roof/toilet/tub leak. ____hole in wall or ceiling ____inches						
Floors:						
Electrical: ____add more outlets ____outlet improperly along ____ wall, it is wired for Reversed polarity/open ground. ____cover plate needed on outlet/light switch ----secure ceiling fan						
Doors: ____ out of alignment ____catch needs adjusting so door closes						
Windows: ____#broken ____broken seal on insulated glass, causing window to fog ____need assistance to stay in upright position ____painted shut ____needs refinishing ____broken lock						
Heat source: ____no heat source						

# ATTIC

F	M	U	N	N	C
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1. **ACCESS** at: \_\_\_\_\_

Inspect from: \_\_\_\_\_ access panel \_\_\_\_\_ inside attic

by: \_\_\_\_\_ stairs \_\_\_\_\_ ladder \_\_\_\_\_ hatch \_\_\_\_\_ pull down stairs

COMMENTS: \_\_\_\_\_ step(s) broken \_\_\_\_\_ pull down stairs do not close securely/properly

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2. **ROOF FRAMING** \_\_\_\_\_ trusses \_\_\_\_\_ rafters \_\_\_\_\_ wood \_\_\_\_\_ metal

COMMENTS: \_\_\_\_\_ cracked/broken rafter needs replacing at:

\_\_\_\_\_ bow in roof, have evaluated by contractor or engineer. Some roofs bow because the builder installed a rafter upside down when building.

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3. **ROOF SHEATHING** \_\_\_\_\_ plywood \_\_\_\_\_ oriented **SAMPLE** strand board \_\_\_\_\_ boards

COMMENTS: \_\_\_\_\_ sheathing delaminated/rotted at:

\_\_\_\_\_ water/moisture stains on sheathing

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4. **CHIMNEY-FLUE** \_\_\_\_\_ metal \_\_\_\_\_ masonry

COMMENTS: \_\_\_\_\_ current/past water leakage stains around chimney

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5. **WIRING** \_\_\_\_\_ cable \_\_\_\_\_ conduit

COMMENTS: \_\_\_\_\_ consideration should be given to replacing knob and tube wiring \_\_\_\_\_ open junction boxes or splices need closure at: \_\_\_\_\_

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6. **PLUMBING VENTS**

COMMENTS: \_\_\_\_\_ plumbing vents must extend through the roof \_\_\_\_\_ water stains around plumbing vents

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# ATTIC CONTINUED

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7. **EXHAUST DUCTS** \_\_\_\_\_kitchen \_\_\_\_\_bath

COMMENTS: \_\_\_\_\_all kitchen and bath exhaust ducts must be vented to

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8. **INSULATION** Depth: \_\_\_\_\_inches \_\_\_\_\_batt \_\_\_\_\_loose

Type: \_\_\_\_\_cellulose \_\_\_\_\_fiberglass \_\_\_\_\_rockwool \_\_\_\_\_woodchips \_\_\_\_\_vermiculite  
 \_\_\_\_\_styrofoam \_\_\_\_\_foam

COMMENTS: \_\_\_\_\_ideally there should be 12+ inches of insulation on the attic floor

\_\_\_\_\_the insulation should be removed from between the rafters

\_\_\_\_\_consideration should be given to removing the wood chip insulation, it is considered a fire hazard

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9. **INSULATION (OTHER AREAS)** Depth: \_\_\_\_\_inches **SAMPLE** \_\_\_\_\_batt \_\_\_\_\_loose

Type: \_\_\_\_\_cellulose \_\_\_\_\_fiberglass \_\_\_\_\_rockwool \_\_\_\_\_woodchips  
 \_\_\_\_\_vermiculite \_\_\_\_\_styrofoam \_\_\_\_\_foam

COMMENTS: \_\_\_\_\_ideally there should be 12+ inches of insulation on the attic floor

\_\_\_\_\_the insulation should be removed from between the rafters \_\_\_\_\_consideration should be given to

removing the wood chip insulation, it is considered a fire hazard.

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10. **VENTILATION** \_\_\_\_\_soffit \_\_\_\_\_roof pods \_\_\_\_\_ridge \_\_\_\_\_power fan \_\_\_\_\_gable end vents

COMMENTS: \_\_\_\_\_more soffit venting should be added \_\_\_\_\_more roof venting should be added

\_\_\_\_\_the debris should be cleaned out of the vents \_\_\_\_\_add baffles in the soffit venting \_\_\_\_\_the power fan did not operate during the inspection, it operates on the amount of heat/humidity in the attic

\_\_\_\_\_ridge venting cannot be combined with other roof venting because the lower roof vent will

operate as the soffit venting. It is not uncommon to get fine snow/rain mist through the vents if the wind is blowing "just right".

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11. **FIREWALL BETWEEN UNITS** \_\_\_\_\_yes \_\_\_\_\_no

COMMENTS: \_\_\_\_\_needs repair/sealing (This is for multi-unit buildings)

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**ADDITIONAL COMMENTS:**

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# EXTERIOR

F	M	U	N	N	C
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## 1. WALL COVERINGS

Masonry: \_\_\_\_\_ brick \_\_\_\_\_ stone \_\_\_\_\_ engineered stone \_\_\_\_\_ stucco \_\_\_\_\_ EIFS

Siding: \_\_\_\_\_ vinyl \_\_\_\_\_ metal \_\_\_\_\_ hardboard \_\_\_\_\_ wood(clapboard or shiplap) \_\_\_\_\_ wood shakes \_\_\_\_\_ wood panels  
\_\_\_\_\_ asbestos/cement

COMMENTS: \_\_\_\_\_ broken/missing/rotted siding at \_\_\_\_\_

\_\_\_\_\_ vinyl siding warped due to improper installation at \_\_\_\_\_

\_\_\_\_\_ gaps in vinyl siding pieces due to improper installation at \_\_\_\_\_

\_\_\_\_\_ hardboard/plywood siding delaminated at \_\_\_\_\_

\_\_\_\_\_ EIFS siding has been known to have serious problems, even though no problems appear to be apparent, you may want to have an EIFS trained specialist re-evaluate it.

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## SAMPLE

## 2. PAINT AND FINISHES \_\_\_\_\_ paint \_\_\_\_\_ stain

COMMENTS: \_\_\_\_\_ body of house needs paint/stain \_\_\_\_\_ trim needs paint/stain

\_\_\_\_\_ soffit/fascia needs paint/stain

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## 3. TRIM \_\_\_\_\_ wood \_\_\_\_\_ metal \_\_\_\_\_ vinyl \_\_\_\_\_ hardboard

COMMENTS: \_\_\_\_\_ trim rotted/missing at \_\_\_\_\_

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## 4. SOFFIT-FASCIA \_\_\_\_\_ wood \_\_\_\_\_ metal \_\_\_\_\_ vinyl \_\_\_\_\_ hardboard

COMMENTS: \_\_\_\_\_ soffit-fascia rotted/missing at \_\_\_\_\_

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## 5. FOUNDATION \_\_\_\_\_ block \_\_\_\_\_ concrete \_\_\_\_\_ stone \_\_\_\_\_ wood

COMMENTS: \_\_\_\_\_ foundation needs tuckpointing

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## 6. BASEMENT WINDOWS \_\_\_\_\_ wood \_\_\_\_\_ metal \_\_\_\_\_ vinyl \_\_\_\_\_ glass block

COMMENTS: \_\_\_\_\_ window(s) broken at: \_\_\_\_\_

\_\_\_\_\_ storm window(s) missing at: \_\_\_\_\_

\_\_\_\_\_ window casing(s) rotted at: \_\_\_\_\_

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# EXTERIOR CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

7. **WINDOW WELLS** \_\_\_\_\_metal \_\_\_\_\_plastic \_\_\_\_\_wood \_\_\_\_\_masonry

COMMENTS: \_\_\_\_\_repair damaged window well \_\_\_\_\_clean debris out window well \_\_\_\_\_egress window wells should be accessible at all times for safety

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8. **HOSE FAUCETS** In use? \_\_\_\_\_yes \_\_\_\_\_no \_\_\_\_\_not tested \_\_\_\_\_not on

COMMENTS: \_\_\_\_\_no anti-siphon valve, consider adding an anti-siphon valve \_\_\_\_\_faucet leaks \_\_\_\_\_not tested, below 35 degrees outside

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9. **ENTRY DOORS** \_\_\_\_\_wood \_\_\_\_\_metal **SAMPLE** \_\_\_\_\_fiberglass

\_\_\_\_\_with storm door \_\_\_\_\_with screen door \_\_\_\_\_with combination screen/  
storm door

Number of doors: \_\_\_\_\_

COMMENTS: \_\_\_\_\_wood door delaminated \_\_\_\_\_storm/screen door needs adjusting to close properly  
\_\_\_\_\_storm/screen door needs a closer

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10. **GLASS PATIO DOORS** \_\_\_\_\_wood \_\_\_\_\_metal \_\_\_\_\_fiberglass \_\_\_\_\_slider

\_\_\_\_\_hinged \_\_\_\_\_single pane \_\_\_\_\_double/triple pane Number of doors: \_\_\_\_\_

COMMENTS: \_\_\_\_\_seal on insulated glass broken, causing window to fog  
\_\_\_\_\_lock does not function properly, there is a stick behind the door to keep it "locked".

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11. **WINDOW FRAMES, SASH AND SILLS**

COMMENTS: \_\_\_\_\_rotted frame/sash/sill at: \_\_\_\_\_  
\_\_\_\_\_

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12. **STORMS AND SCREENS** \_\_\_\_\_wood \_\_\_\_\_metal \_\_\_\_\_vinyl

COMMENTS: \_\_\_\_\_rotted storm/screen at: \_\_\_\_\_  
\_\_\_\_\_torn screen at: \_\_\_\_\_

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# EXTERIOR CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

## 13. CAULKING

COMMENTS: \_\_\_\_\_caulking needed around doors and windows \_\_\_\_\_caulking needed around utility penetrations

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## 14. ELECTRICAL \_\_\_\_\_lights \_\_\_\_\_outlets

COMMENTS: \_\_\_\_\_consider adding GFCI outlets \_\_\_\_\_light not functioning \_\_\_\_\_outlet not functioning \_\_\_\_\_cover plate missing on outlet \_\_\_\_\_low overhead clearance of wires

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**SAMPLE**

## 15. DECKS AND BALCONIES \_\_\_\_\_wood \_\_\_\_\_metal \_\_\_\_\_concrete

\_\_\_\_\_with railing

COMMENTS: \_\_\_\_\_replace rotted boards \_\_\_\_\_install guardrail/handrail \_\_\_\_\_repair/replace broken concrete \_\_\_\_\_guardrails and handrails should be a minimum of 36 inches high with spaces no greater than 4 inches between the balusters

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## 16. PORCHES BALCONIES \_\_\_\_\_wood \_\_\_\_\_metal \_\_\_\_\_concrete

\_\_\_\_\_with railing

COMMENTS: \_\_\_\_\_replace rotted boards \_\_\_\_\_install guardrail/handrail \_\_\_\_\_repair/replace broken concrete \_\_\_\_\_guardrails and handrails should be a minimum of 36 inches high with spaces

no greater than 4 inches between the balusters

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## ADDITIONAL COMMENTS

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# GROUPS

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **WALKS** \_\_\_\_\_concrete \_\_\_\_\_stone \_\_\_\_\_brick \_\_\_\_\_asphalt

COMMENTS: \_\_\_\_\_uneven walks, trip hazard \_\_\_\_\_replace/repair broken walk \_\_\_\_\_mud jack/replace settled walk at:

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2. **DRIVEWAY** \_\_\_\_\_concrete \_\_\_\_\_stone \_\_\_\_\_brick \_\_\_\_\_asphalt

COMMENTS: \_\_\_\_\_uneven driveway, trip hazard \_\_\_\_\_replace/repair broken areas of driveway \_\_\_\_\_mud jack/replace settled driveway \_\_\_\_\_seal asphalt driveway

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3. **PATIOS** \_\_\_\_\_concrete \_\_\_\_\_stone \_\_\_\_\_brick \_\_\_\_\_asphalt

COMMENTS: \_\_\_\_\_patio heavily cracked \_\_\_\_\_patio drains toward the house foundation

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4. **RETAINING WALLS** \_\_\_\_\_concrete \_\_\_\_\_stones **SAMPLE** \_\_\_\_\_wood \_\_\_\_\_concrete block

COMMENTS: \_\_\_\_\_retaining wall leans \_\_\_\_\_visible wood has rot

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5. **GRADING AND DRAINAGE AROUND HOUSE**

COMMENTS: \_\_\_X\_\_\_The grade around the house should have at least a 1/2 -1 inch pitch per foot for the first 5-10 feet from the house. If the grade around the foundation is not done correctly, eventually there will be foundation problems.

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6. **PLANTS AND SHRUBS IN CONTACT WITH HOUSE**

COMMENTS: \_\_\_\_\_in contact with house \_\_\_\_\_in contact with power lines

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7. **TREE LIMBS**

COMMENTS: \_\_\_\_\_in contact with house \_\_\_\_\_in contact with power lines

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8. **LAWN SPINKLER SYSTEM**

System present? \_\_\_\_\_yes \_\_\_\_\_no

Viewed in operation? \_\_\_\_\_yes \_\_\_\_\_no

Backflow preventer? \_\_\_\_\_yes \_\_\_\_\_no

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If you want a thorough evaluation have a lawn sprinkler specialist evaluate the system.

Water lines are buried in the ground and are susceptible to water line breaks if the lines are not cleared of water in the cold seasons.

# ROOF

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

**ROOF VISIBILITY:** \_\_\_\_\_ none \_\_\_\_\_ portions \_\_\_\_\_ all

Visibility limited by: \_\_\_\_\_ snow \_\_\_\_\_ trees \_\_\_\_\_ buildings \_\_\_\_\_ roof design

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Viewed from: \_\_\_\_\_ on roof \_\_\_\_\_ ladder at eaves \_\_\_\_\_ windows \_\_\_\_\_ ground

\_\_\_\_\_ binoculars at ground \_\_\_\_\_ camera

## 1. SLOPE AND STYLE

Slope: \_\_\_\_\_ steep \_\_\_\_\_ medium \_\_\_\_\_ shallow \_\_\_\_\_ flat

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Style: \_\_\_\_\_ hip \_\_\_\_\_ gable \_\_\_\_\_ gambrel \_\_\_\_\_ shed \_\_\_\_\_ shed \_\_\_\_\_ mansard

**2. ROOFING – SLOPED** Estimate age of roofing: \_\_\_\_\_ to \_\_\_\_\_ years.

\_\_\_\_\_ asphalt shingles \_\_\_\_\_ metal \_\_\_\_\_ slate \_\_\_\_\_ concrete tiles \_\_\_\_\_ asbestos/cement

\_\_\_\_\_ wood shake \_\_\_\_\_ wood shingles

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Number of layers \_\_\_\_\_

**SAMPLE**

COMMENTS: \_\_\_\_\_ shingles pitted \_\_\_\_\_ shingles cracked

\_\_\_\_\_ shingles missing \_\_\_\_\_ shingles curled

\_\_\_\_\_ clean off moss and algae on shingles \_\_\_\_\_ replace

shingles

\_\_\_\_\_ repair nail pops in shingles \_\_\_\_\_ appears to be more than 2 layers of shingles, codes only allow for a maximum of 2 layers of shingles

Normal life expectancy of the following shingles if installed and maintained correctly:

Asphalt shingles 18-25 years      Metal roofing 15 - 40+ years

Slate shingles 30 – 100 years      Wood shingle & Shake 10 – 40 years

Concrete tiles 20+ years

Asbestos/cement 30 -50 years. All asbestos cement covered roof have exceeded their life expectancy. Have a licensed asbestos abatement contractor remove them when replacing the shingles

**3. ROOFING – FLAT** Estimate age of roofing: \_\_\_\_\_ to \_\_\_\_\_ years.

\_\_\_\_\_ EPDM(rubber) \_\_\_\_\_ rolled roofing \_\_\_\_\_ metal \_\_\_\_\_ built up membrane covered with tar

\_\_\_\_\_ self-adhering membrane \_\_\_\_\_ TPO

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COMMENTS: \_\_\_\_\_ water ponding on roof or signs of it \_\_\_\_\_ roof is pitted \_\_\_\_\_ tears in roof \_\_\_\_\_ seams are cracked

Normal life expectancy of the following if installed and maintained correctly:

Asphalt roofing 5 – 10 years      Tar 3 -5 years      Self-adhering membrane 10 -15 years      EPDM and TPO 20 – 30 years

## 4. FLASHING AND VALLEYS

Valley style: \_\_\_\_\_ closed \_\_\_\_\_ metal \_\_\_\_\_ woven shingles \_\_\_\_\_ asphalt roll

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COMMENTS: \_\_\_\_\_ seal around plumbing vents cracked, needs replacing \_\_\_\_\_ valley needs repair/replacement \_\_\_\_\_ shingles should be cut back 2 inches from the center of the valley \_\_\_\_\_ flashing around vent is loose \_\_\_\_\_ flashing around skylight is loose

# ROOF CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

5. **CHIMNEY(S)** Number: \_\_\_\_\_

Flue: \_\_\_\_\_tile \_\_\_\_\_metal \_\_\_\_\_cement

Cap: \_\_\_\_\_masonry \_\_\_\_\_cement

Structure: \_\_\_\_\_masonry \_\_\_\_\_metal \_\_\_\_\_metal covered with a wood housing

COMMENTS: \_\_\_\_\_needs tuckpointing \_\_\_\_\_needs repair/replacement \_\_\_\_\_did not inspect inside of the flue

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## 6. GUTTERS, DOWNSPOUTS, AND EXTENSIONS

Type: \_\_\_\_\_aluminum \_\_\_\_\_galvanized \_\_\_\_\_plastic \_\_\_\_\_copper \_\_\_\_\_wood

COMMENTS: \_\_\_\_\_replace rotted sections of gutters \_\_\_\_\_appears to be hail damage on gutters

\_\_\_\_\_seal seams they leak \_\_\_\_\_gutters need to be pitched downward at least 1/4 inch per foot toward downspout

\_\_\_\_\_install gutters where missing around house and garage \_\_\_\_\_add extensions on downspouts

\_\_\_\_\_clean debris out of gutters yearly \_\_\_\_\_gutter covers \_\_\_\_\_ and gutters must be kept cleaned for system to work properly.

Water won't bond to a dirty surface therefore causing the \_\_\_\_\_ water to "flow" over the gutters if the gutter covers are dirty.

**SAMPLE**

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## ADDITIONAL COMMENTS

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# GARAGE

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

1. **TYPE:**  attached  detached  tuckunder  carport

Number of spaces: \_\_\_\_\_

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## 2. GRADE, SLOPE, AND DRAINAGE

COMMENTS:  the grade around the garage should have at least a 1/2 -1 inch pitch per foot for the first 5-10 feet from the garage

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3. **FOUNDATION**  extension of house foundation

block  concrete  stone  wood

COMMENTS:  foundation needs tuckpointing

SAMPLE

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4. **WALL STRUCTURE:**  frame  masonry

COMMENTS:  garage leans to the \_\_\_\_\_

garage walls bow

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5. **EXTERIOR SIDING AND TRIM**  same as house

Masonry:  brick  stone  engineered stone  stucco  EIFS

Siding:  vinyl  metal  hardboard  wood(clapboard or shiplap)  wood shakes

wood panels  asbestos/cement

COMMENTS:  wood siding in contact with the ground has rotted  rotted trim at

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6. **FIRE RESISTIVE COVERINGS**  on house garage wall  on ceiling

Type:  drywall  plaster  masonry

COMMENTS:  cracks/holes should be repaired  consider adding fire resistive barrier between house and garage

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# GARAGE CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

7. **ROOF STRUCTURE** \_\_\_\_\_ extension of house, see comments under ROOF

\_\_\_\_\_ hip \_\_\_\_\_ gable \_\_\_\_\_ shed \_\_\_\_\_ flat \_\_\_\_\_ gambrel \_\_\_\_\_ mansard;  
 \_\_\_\_\_ trusses \_\_\_\_\_ rafters \_\_\_\_\_ joists

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COMMENTS: \_\_\_\_\_ cracked/broken/rotted rafter/truss/ joist needs repair at: \_\_\_\_\_

8. **ROOFING** \_\_\_\_\_ same age-type roofing as house, see section on roofing

\_\_\_\_\_ asphalt shingles \_\_\_\_\_ metal \_\_\_\_\_ slate \_\_\_\_\_ concrete tiles \_\_\_\_\_ asbestos/cement  
 \_\_\_\_\_ wood shake \_\_\_\_\_ wood shingles \_\_\_\_\_ EPDM \_\_\_\_\_ rolled roofing

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Number of layers \_\_\_\_\_

COMMENTS: \_\_\_\_\_ roofing is worn, consider replacing \_\_\_\_\_ hole in roof

9. **FLOOR** \_\_\_\_\_ concrete \_\_\_\_\_ gravel \_\_\_\_\_ asphalt \_\_\_\_\_ dirt \_\_\_\_\_ wood

COMMENTS: \_\_\_\_\_ floor is heavily cracked \_\_\_\_\_ routine **SAMPLE** settling cracks  
 \_\_\_\_\_ burners less than 18 inches above floor

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10. **VEHICLE DOORS** \_\_\_\_\_ overhead \_\_\_\_\_ hinged \_\_\_\_\_ sliding

Type: \_\_\_\_\_ metal \_\_\_\_\_ wood \_\_\_\_\_ fiberglass \_\_\_\_\_ plastic

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COMMENTS: \_\_\_\_\_ door binds on track, it needs adjusting \_\_\_\_\_ dents in garage door

\_\_\_\_\_ wood panels rotted/delaminated

11. **OPENER(S)** # \_\_\_\_\_ Make: \_\_\_\_\_

COMMENTS: \_\_\_\_\_ safety reversing sensor did not properly function \_\_\_\_\_ safety reversing sensor not installed correctly, beam should be no more than 4 – 6 inches above floor \_\_\_\_\_ garage door did not reverse with pressure on the down cycle, all it may need is an adjustment on the controls \_\_\_\_\_ no safety reversing sensors

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**MAKE SURE ALL SAFETY FEATURES ARE WORKING CORRECTLY ESPECIALLY IF CHILDREN ARE PRESENT**

12. **HOUSE DOOR**

Type: \_\_\_\_\_ metal \_\_\_\_\_ fiberglass \_\_\_\_\_ wood panel \_\_\_\_\_ wood hollow \_\_\_\_\_ wood solid

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COMMENTS: \_\_\_\_\_ door is not solid wood or metal of at least 1-3/8 inches thick, therefore it is not a fire rated door

# GARAGE CONTINUED

F	M	U	N	N	C
U	A	N	V	A	O
N	R	S	I	P	M

## 13. SERVICE DOOR(S) AND WINDOWS

Type:  wood  metal  plastic  fiberglass

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COMMENTS:  door is rotted  broken window# \_\_\_\_\_  rotted window casing

## 14. PLUMBING

cold  hot  floor drain

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COMMENTS:  floor drain drains into the ground

## 15. ELECTRICAL

Wiring:  cable  conduit  knob & tube

outlets  lights  GFCI  220/240

**SAMPLE**

volt outlet

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COMMENTS:  wires run under the joists or along the electrical codes  broken/missing cover plates need replacing at: \_\_\_\_\_

walls should run the joists or in conduit according to the

open junction boxes or splices need closure at: \_\_\_\_\_

consideration should be given to replacing remaining knob and tube wiring

## 16. HEATING

Type: \_\_\_\_\_ Fuel: \_\_\_\_\_

Make \_\_\_\_\_ Model#: \_\_\_\_\_

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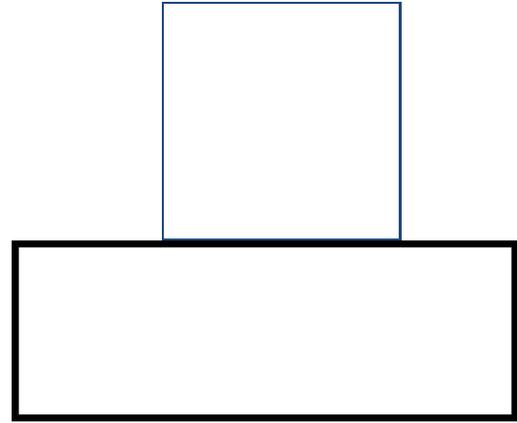
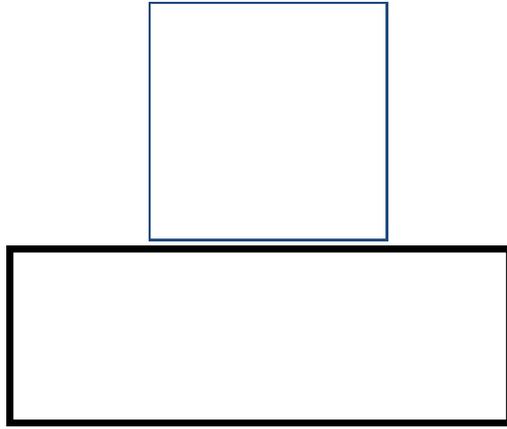
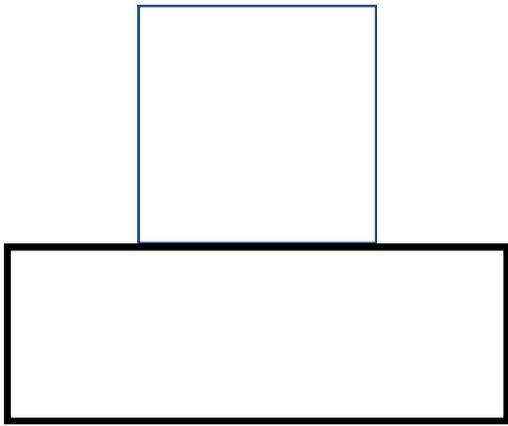
Viewed operating?  yes  no

COMMENTS:  lacks proper impact protection  read safety manual on proper venting and safety issues

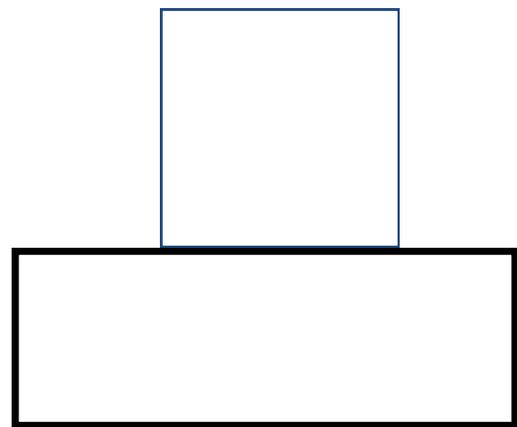
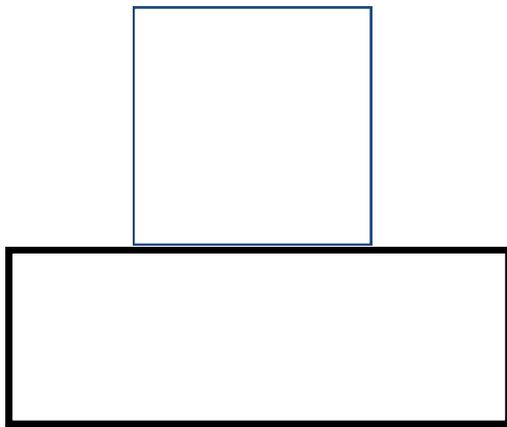
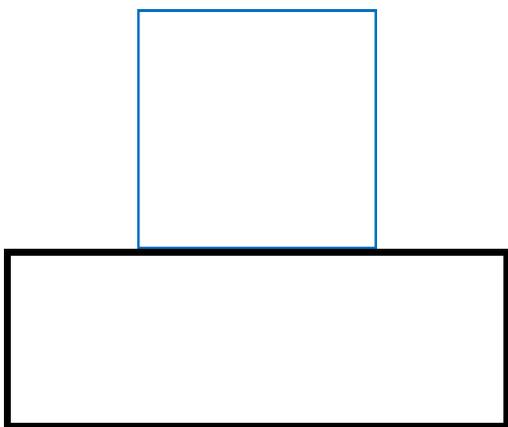
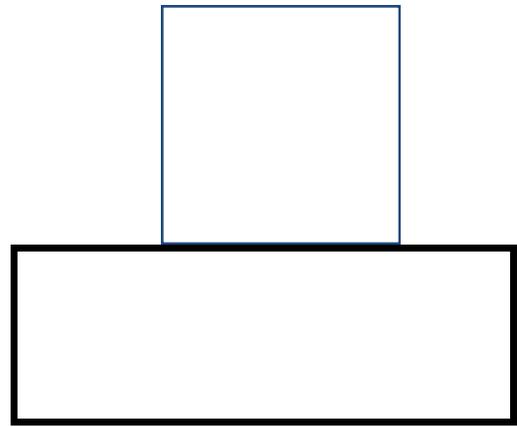
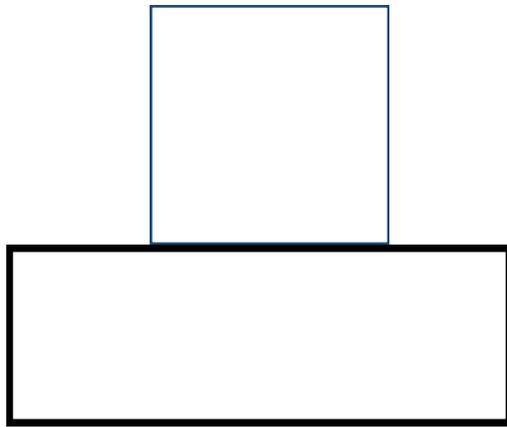
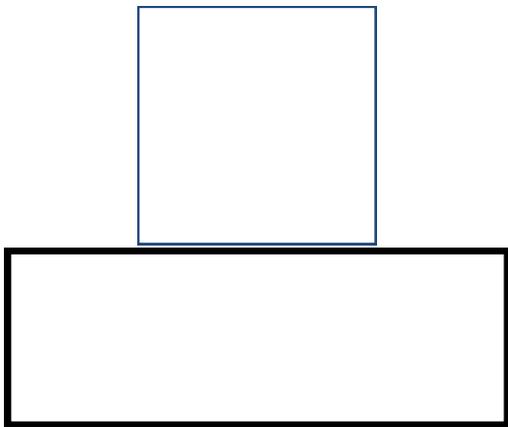
## ADDITIONAL COMMENTS

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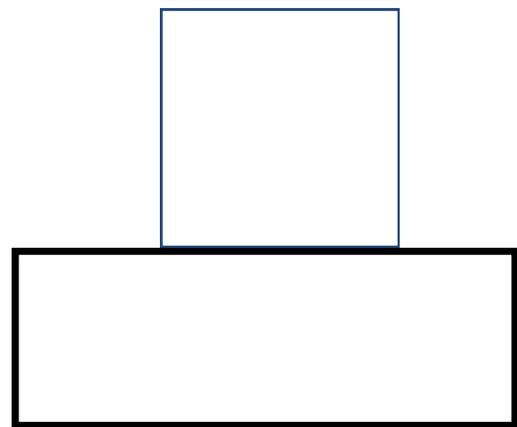
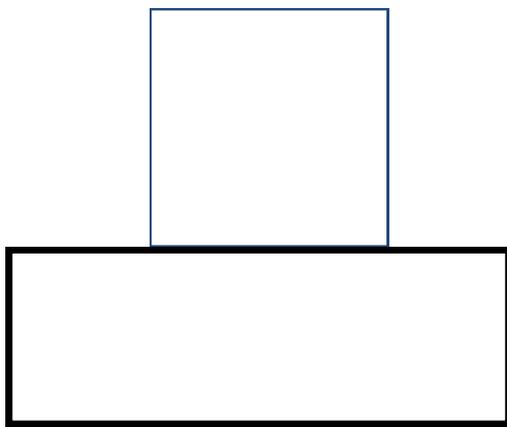
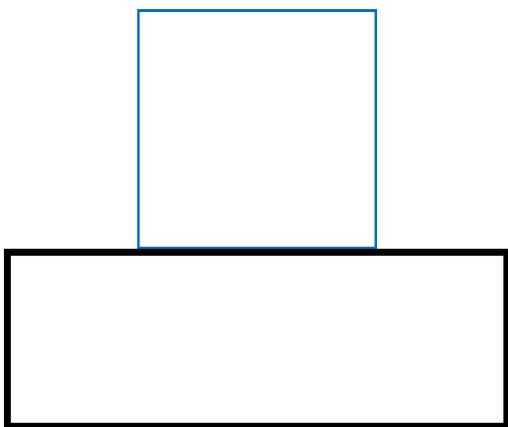
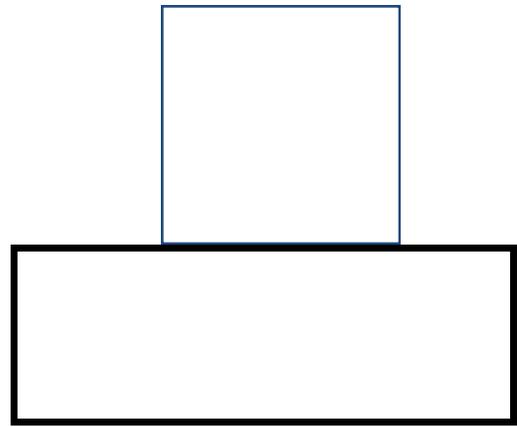
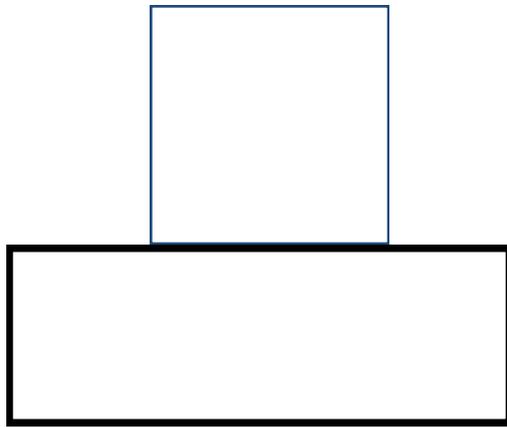
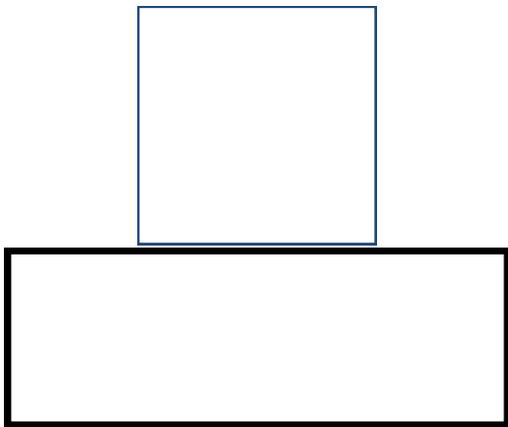
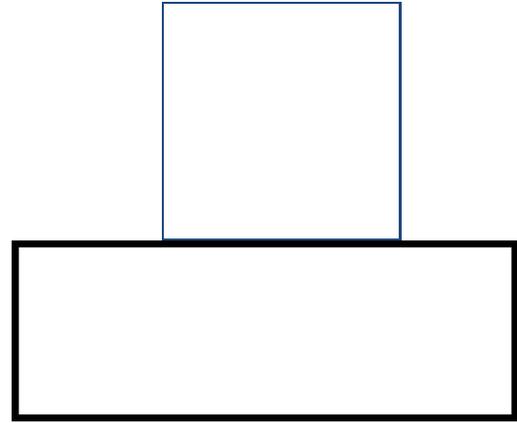
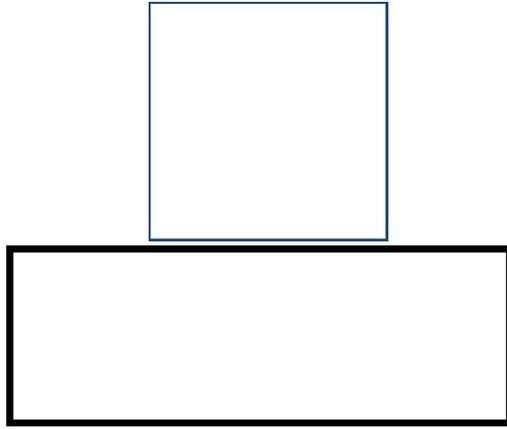
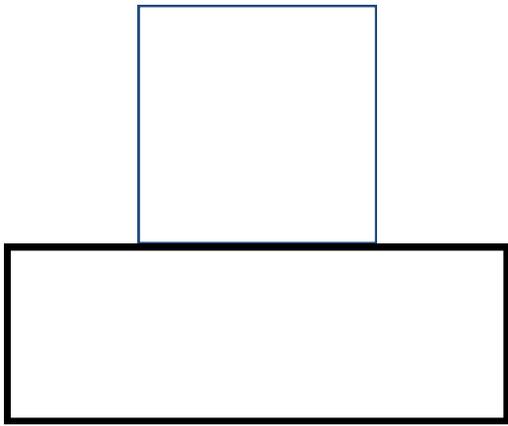
PICTURE PAGE 1



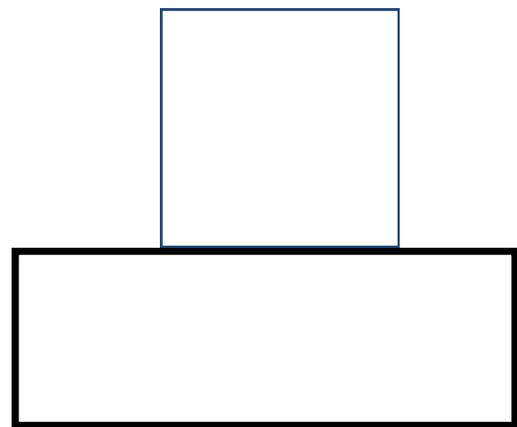
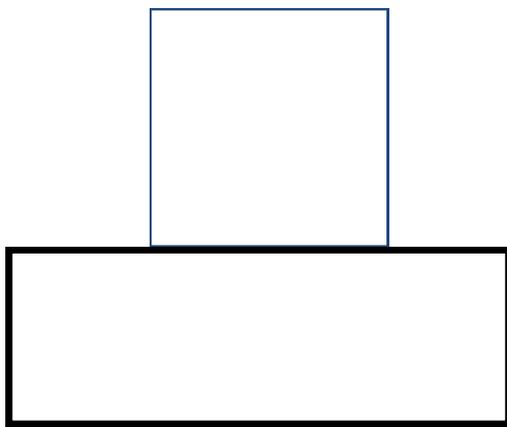
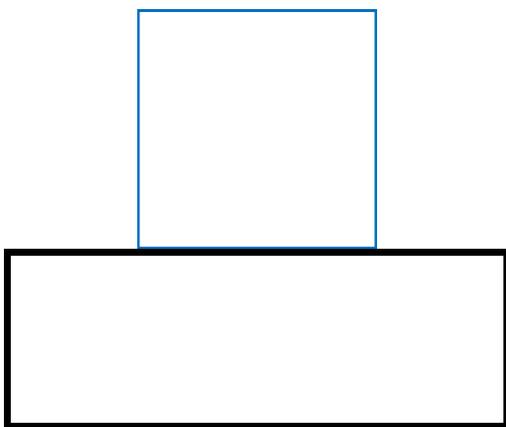
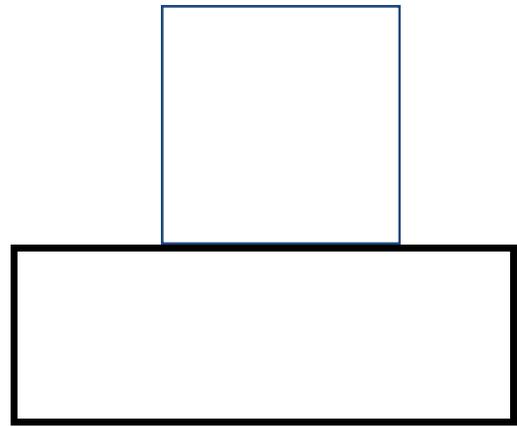
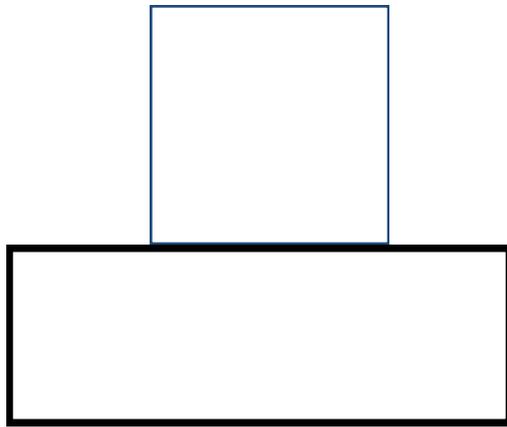
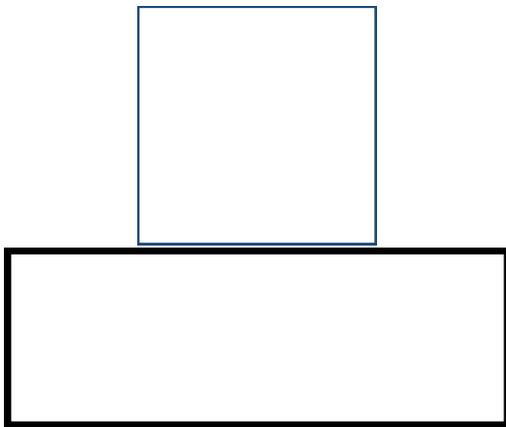
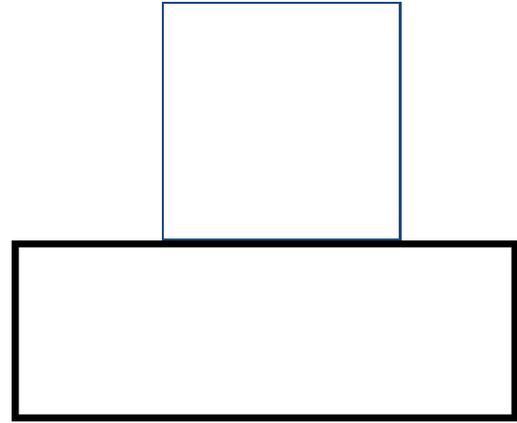
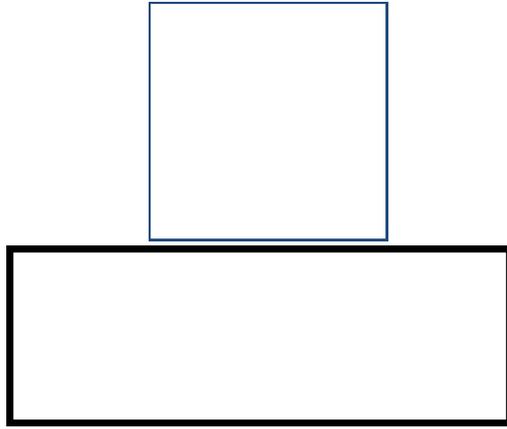
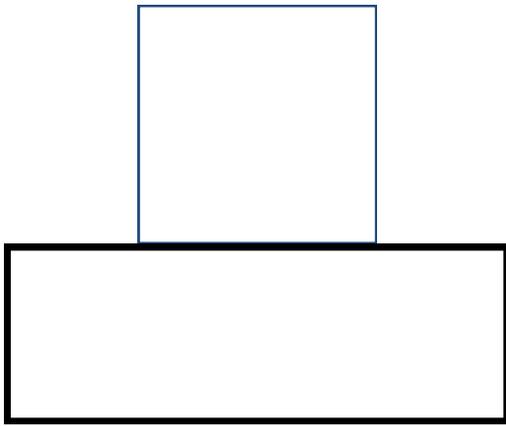
SAMPLE



PICTURE PAGE 2



PICTURE PAGE 3



PICTURE PAGE 4

