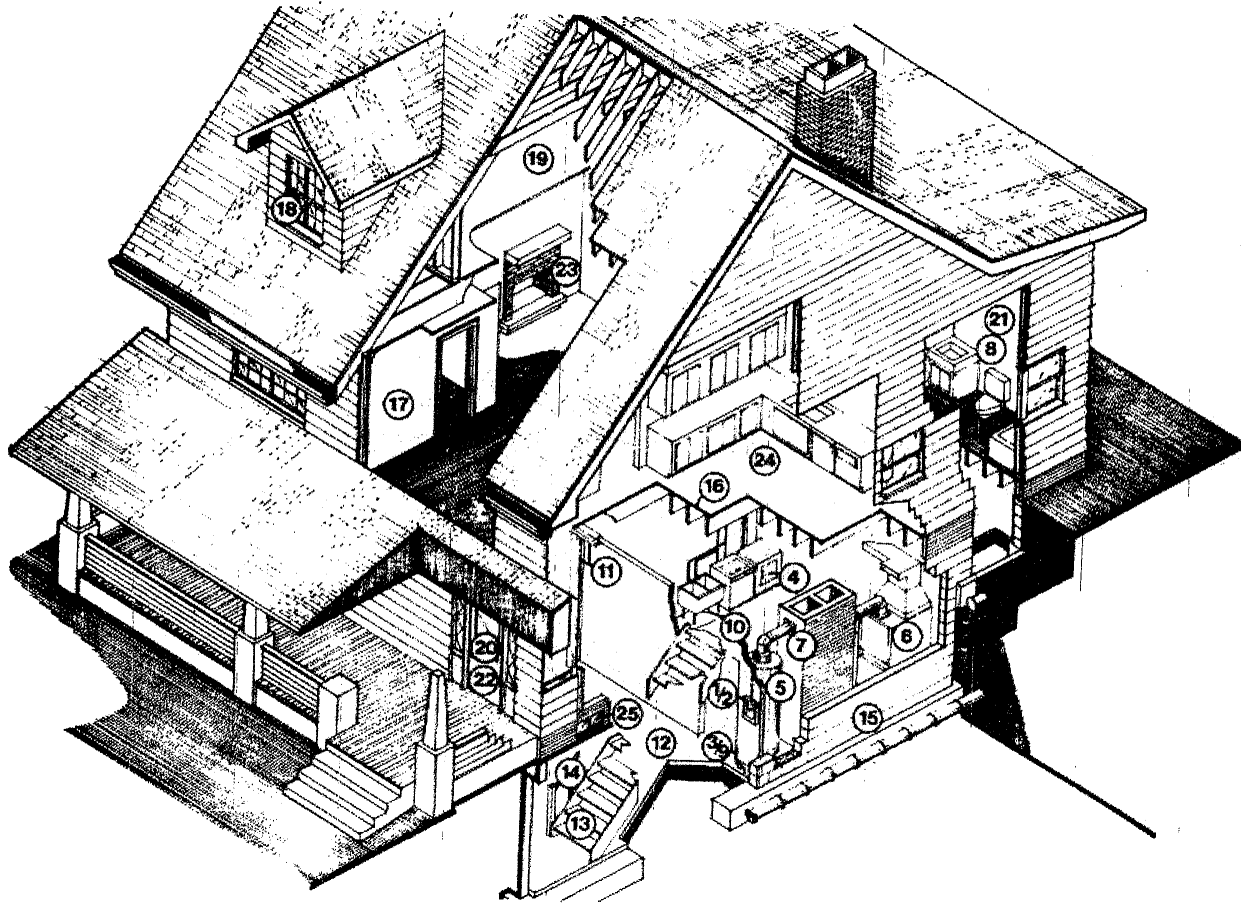


Interior Cutaway



Interior Checklist

1. ELECTRICAL WIRING - Check electrical installation for proper and sufficient service and general condition of wiring. Look throughout the house for frayed cords, loose connections, malfunctioning switches and outlets. Check for any potential source of ignition of combustible material.

2. FUSE PANEL - Check electrical fuse panels for proper fusing (over-current device shall correspond to the conductor size).

3. GROUNDING - Check to see that all circuits are properly grounded and water meter bonded. Check main panel is bonded to the nearest cold water pipe.

4. CLOTHES DRYER - Check appliance to make sure it is grounded (electrically) properly, and that it has a disconnecting capability that is readily accessible. Assure that the dryer is properly vented to outside air.

5. WATER HEATER - Check to see that energy supply to this appliance is installed properly and guarded with required safety devices. See Section Two, "Water Heater" for additional information.

6. HEATING APPLIANCES - Check furnace, boiler, heat pump or other heating appliances, and the fuel supply, for proper installation, venting, and required safety devices. Change, or clean, filters when needed. Keep combustibles clear from pilot lights. Maintain a yearly maintenance program.

7. FLUE CONNECTIONS - Check to see that appliances have code required flues and that they are properly connected to the chimney.

8. PLUMBING FIXTURES - Check that fixtures have been properly installed and connected to hot and cold water supply lines. Check for leaky faucets. Check all waste lines and fixture traps so as to drain freely without leaks.

9. WATERLINES - Check conditions of water lines and inspect for leakage.

10. FLOOR DRAINS - Check to see that drain strainers are installed, and that the traps are properly sealed and accessible.

11. STRUCTURAL MEMBERS - Check columns, beams and wood members for general condition and deflection (sag or bow).

12. BASEMENT FLOOR - Check for severely spalled, cracked and heaved concrete floors. Check for evidence of water entry.

(Continued)

Interior Checklist

13. BASEMENT STAIRS - Check to see that stringers and treads are in sound condition and securely fastened. Check all landings for proper support.

14. HANDRAILS - Check all stairs to see that they are properly equipped with firmly fastened handrails.

15. FOUNDATION WALLS - Check interior of foundation wall for weather-tight construction and structural soundness.

16. FLOORING - Check floors for general contour and excessive weakness or damage. Check kitchen and bathroom floors so as to be impervious to water and easily kept in a clean and sanitary condition.

17. PLASTER - Check plaster and drywall for excessive cracking and/or lath separation. Check for holes and provide proper fire stopping.

18. INTERIOR TRIM - Check interior trim around doors and windows for possible joint separation which could lead to heat loss.

19. ATTIC - Look for evidence of roof leaks also openings that permit entry of bats or other pests. Inspect insulation, rafters, ventilation openings, chimney and sidewalls.

20. WINDOWS - Check for difficulty of operation, cracked or broken panes, sash cords or chains in need of replacement, faulty or hard-to-operate locks, and worn weather-stripping.

21. BATHROOM - Note dripping faucets, leaking showerheads, malfunctioning flush valves, and inadequate hot water supply.

22. DOORS - Inspect for sticking or sagging doors; examine locks and chains; renew worn weather-stripping.

23. FIREPLACE - Check dampers, firebox, hearth, grate and irons, screen, and mantelpiece. Check for deteriorated mortar joints and clean fireplace flues periodically. Check to be certain hot embers cannot accidentally drop into ash pit.

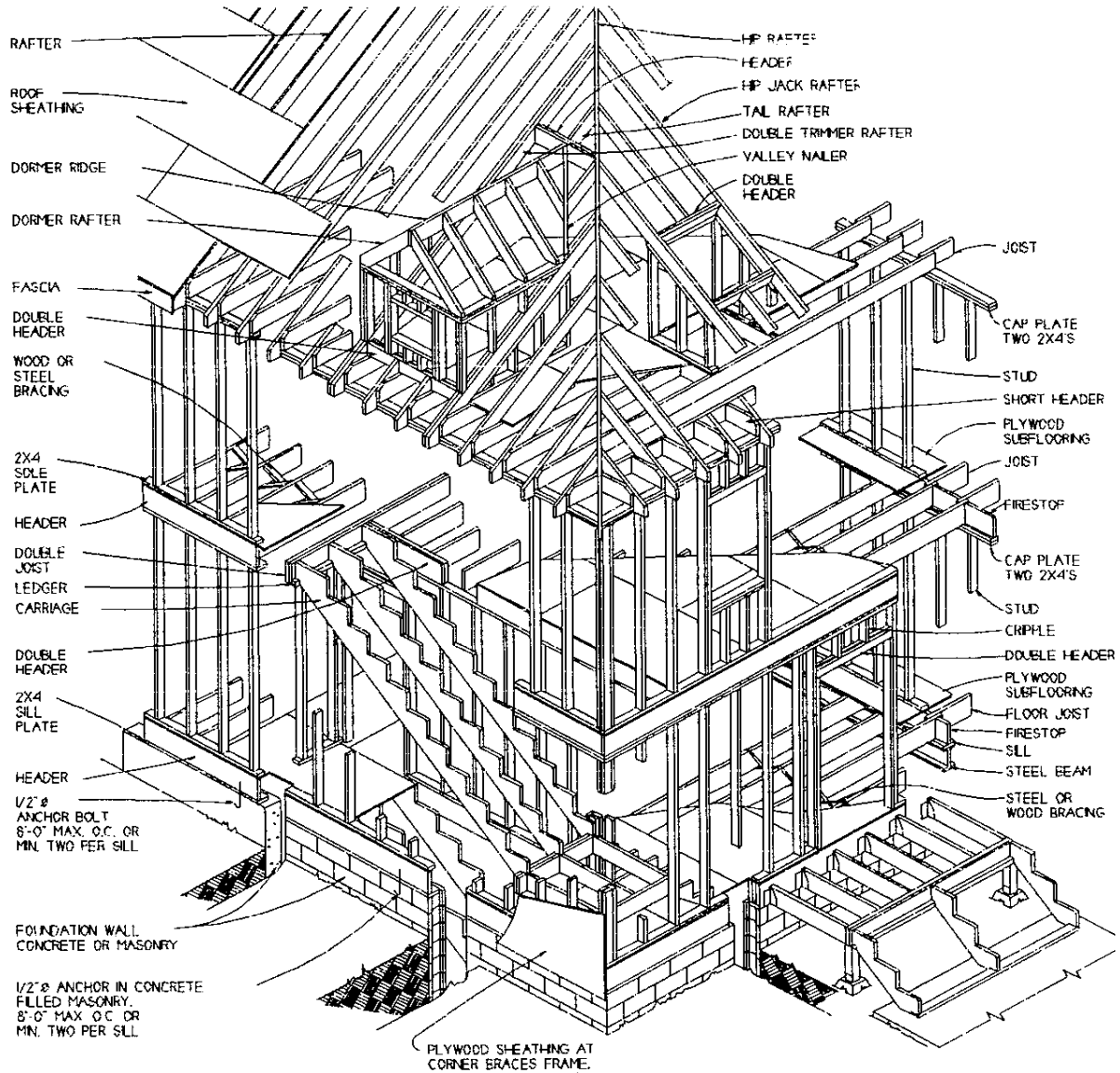
24. KITCHEN - Examine appliance wiring; clean the ventilator fan and remove accumulations of dust and grease.

25. BASEMENT WINDOWS - Those on grade or slightly above grade, should be examined for termite damage, even if the foundation is concrete. Replace decayed frames and missing trim.

(Continued)

Interior Checklist

26. DESIGN AND EXIT PLAN FOR HOME – In case of fire and practice evacuation.



Western or Platform Framing: Before any of the superstructure is erected, the first floor subflooring is put down making a platform on which the walls and partitions can be assembled and tilted into place. The process is repeated for each story of the building. This framing system is used frequently.

Firestopping: All concealed spaces in framing, with exception of areas around flues and chimneys, are to be fitted with 2in. blocking arranged to prevent drafts between spaces.

Exterior Wall Framing:

One Story Buildings: 2x4's 16 in. or 24 in. o.c.; 2x6's, 24 in. o.c.

Two and Three Story Buildings: 2x4's, 16 in o.c.; 2x6's, 24 in. o.c.

Bracing Exterior Walls: Because floor framing and wall frames do not interlock, adequate sheathing must act as bracing and provide the necessary lateral resistance. Where required for additional stiffness or bracing, 1x4's may be let into outer face of studs at 45 degree angle secured at top, bottom, and to studs.

Bridging for Floor Joists: May be omitted when flooring is nailed adequately to joist; however, where nominal depth-to-thickness ratio of joists exceeds 6, bridging would be installed at 8 ft 0 in. intervals. Building codes may allow omission