

# Angie's List Home Tune-Up Report



## Home Tune-Up Report

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Inspected: 04/09/2014 6:15 PM

Report Generated: 06/19/2014 7:49 AM

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### Tune-Up Technician

Home Tune-Up Technician  
(123) 456-7890  
email@address.com

### Home Owner

Angie's List Member  
(123) 456-7890

### Create/Update Homefolio (find your Homefolio at brightnest.com)

Create house

We've set up your free BrightNest account at [brightnest.com](http://brightnest.com) (a new Angie's List product). Your Homefolio keeps all of your home information beautifully organized and available whenever and wherever you are.

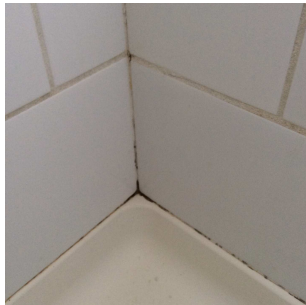
To access your "Homefolio" simply go to [www.brightnest.com](http://www.brightnest.com) and sign in using your email address as a username and temporary password: Angie123 (you can change your password once you sign in). You'll start to see your appliance owner's manuals appear over the next few days.

**Safety/Basic Inspections**

Smoke Detectors - location	<b>See Comment</b> Recommend installing smoke detectors inside every bedroom.
Fire Extinguishers	<b>See Comment</b> Recommend purchase of a minimum of one fire extinguisher for the kitchen.
Water Heater	<b>Visual Inspection Completed</b> Water heater looks to be properly vented, piped and in good condition.
Air Conditioner	<b>See Comment</b> Air Conditioner (outside) appears dirty. Foam sleeve on coolant piping is deteriorating. Recommend scheduling an annual service call with a licensed HVAC contractor (cleaning the condensing unit should be included in the service).
Humidifier	<b>Visual Inspection Completed</b> Humidifier was clean and seems to be in good condition.
Bathrooms	<b>See Comment</b> Moisture/mold issues in the bathroom due to either nonuse or undersized exhaust fan. Strongly recommend addressing the issue immediately by either replacing the exhaust fan with properly sized fan or committing to using exhaust fans during and after every shower.
Fireplace	<b>Visual Inspection Completed</b> Fireplace is in good condition, though homeowner explained it is decorative only due to the age of the house.
Gutters	<b>Visual Inspection Completed</b> Gutters are free of debris and appear to be in good condition.
Roof	<b>Visual Inspection Completed</b> Roof appears in good condition.
Stairs	<b>See Comment</b> Stairway shows signs of wood rot. Recommend replacing basement staircase.
Basement/Crawl	<b>Visual Inspection Completed</b> Visual inspection of walls and floors completed. No evidence of moisture or significant foundation cracking.



Water Heater  
04/11/2014 12:57 PM



Bathrooms (1/2)  
04/09/2014 6:21 PM



Bathrooms (2/2)  
04/09/2014 6:21 PM

**Safety/Basic  
Maintenance  
Work**

Smoke/CO detectors - change batteries	<p><b>Complete</b> All smoke detector batteries changed.</p>
Smoke/CO detectors - test	<p><b>See Comment</b> All CO Detectors tested and working.</p>
Dryer and Dryer Vent	<p><b>Complete</b> Dryer/Dryer vent contained lint build-up. Vacuumed back of dryer, dryer duct, and first few feet of duct in wall and removed lint. There may be additional lint deeper in the dryer duct. Recommend a professional cleaning to make sure that dryer duct is clean.</p>
Dishwasher	<p>Dishwasher contains a significant level of hard water deposits. Recommend cleaning with White Vinegar or in accordance with the manufacturer's recommendations.</p>
Sump pump and back up	<p><b>Complete</b> Sump pump tested and is currently working as intended.  Back up sump pump tested and is currently working as intended.</p>
Furnace	<p><b>Complete</b> Furnace was recently serviced and seems to be in good condition.  Filter looks nice and clean. No need to replace at this time.</p>



Dryer and Dryer Vent (1/2)  
04/22/2014 12:19 PM



Dryer and Dryer Vent (2/2)  
04/22/2014 12:19 PM



Furnace  
04/11/2014 12:57 PM