

Heating/Cooling

Heating () See Remarks () N/A Heat exchanger integrity is not confirmed during this inspection.

() COAL/WOOD () ELECTRIC RESISTANCE () FORCED AIR GAS () GRAVITY HEAT PUMP
() OIL () RADIANT GAS () STEAM/BOILER ()
 ELECTRIC SIZE: ___ AT ___ TONS SIZE: ___ AT ___ TONS SIZE: ___ AT ___ TONS
SIZE: ___ AT ___ kW SIZE: ___ AT ___ kW SIZE: ___ AT ___ kW
() FUEL/GAS SIZE: ___ AT ___ BTU SIZE: ___ AT ___ BTU SIZE: ___ AT ___ BTU

LOCATION: ROOF

() Appears Functional Adverse Conditions [F] () Inoperative [A] () Inactive-Not operated [F]
 Size not determined [F] No heat provided at LAUNDRY ROOM [F]
() Ambient temperature too high-Unit(s) not tested in heat mode [F] () Unit access restricted [F] () Unit(s) noisy/vibrates [F]
() Unit cycles on and off [A] () Unit size may be inadequate [F] Units older-Budget to replace [M]
() Perform complete review [F] () Gas flex piping enters furnace cabinet [S] () Rust flakes/soot in burner chamber [F]
 Flames roll out/signs of scorching [A] () Abnormal flame pattern [F] () Heat exchanger crack observed [A]
() Combustion air inadequate [A] () Combustion and return air too close [F] () Unit back drafts [A]
() High/low temperature/pressure [F] () Safety controls inoperative [A] () Platform/heater base needs sealing [A]
() System needs service/cleaning/safety check [F] () Damper defects noted [F] () Vent too close to combustibles [S]
() Vent damaged [A] () Vent improper [A] () Improper rise/elbow in vent [F] () Vent cap missing/improper [S]
() Humidifier(s) present-Not a part of this inspection [F]

Cooling () See Remarks () N/A System pressures/Freon charge and freon type is not determined as a part of this inspection.

() AIR CONDITIONER EVAPORATIVE COOLER HEAT PUMP () WALL UNIT PICTURE # 6
 ELECTRIC ~~AS~~ SIZE: ___ AT ___ TONS SIZE: ___ AT ___ TONS SIZE: ___ AT ___ TONS

LOCATION: ROOF

() Appears Functional Adverse Conditions [F] () Inoperative [A] () System service/review suggested [A]
 Size not determined [F] No cooling provided at LAUNDRY ROOM [F] () Temperature split incorrect [F]
() Ambient temperature too low-Unit(s) not tested in cooling mode [F] () Unit access restricted [F] () Unit leaks [A]
() Unit(s) noisy/Vibrates [F] Unit(s) older-Budget to replace [M] () Unit not level [M] () Unit disconnect missing [S]
() Interior/exterior disconnect cover missing [A] () Unit size may be improper [F] () Evaporator pan/coil needs cleaning [F]
() Condenser coil fins damaged/bent [F] () Minimal clearance at condensing unit [F] () Condensate pump noted-Not tested [F]
() Condensate line damaged/leaking [A] () Condensate line missing [A] () Condensate line termination not found [F]
() Evidence of past condensate leak noted [C] () No secondary condensate pan provided in attic [M] () Ice on lines [A]
() Refrigerant line insulation needs attention [A] () Damper defects noted [F] () Evaporative cooler shut down-Not tested [F]
 Cooler shell corroded/leaking [A] () Cooler bolt loose/worn [M] () Cooler has gas/sewer vent too close to intake [A]
 Cooler float needs adjustment [A] () Cooler pad(s) need replacement [A] () Cooler appears at/near end of life [M]

Control Thermostats () See Remarks () N/A

Operated normally (not tested for calibration) () Not tested [F] () Damaged/inoperative [A] () Loose at wall [A]
() Improperly place [A] () Missing/damaged switch [A] () Missing/damaged cover [M] () Fan switch inoperative [A]

Distribution/Duct System () See Remarks () N/A PICTURE # 37 Airflow analysis is not a part of this inspection.

FLEXIBLE DUCTWORK RIGID METAL DUCTWORK () DUCTWORK NOT VISIBLE-Inspection limited [F]
 Appears Functional Adverse Conditions [F] () Registers missing [A] () Registers not secured [A]
() Low flow noted at _____ [F] () Suggest undercutting doors [M]
() Leaks noted at _____ [A] () Duct evaluation/airflow balancing suggested [F]
 Duct insulation damaged/missing /not secured [A] () Recommend duct/return air plenum cleaning [A]
() Exposed fiberglass insulation in plenum [S] () Roof unit/duct elbow connection needs to be sealed [A]
() Corrosion noted [M]

Filters () See Remarks () N/A Electronic air cleaners are not a part of this inspection.

LOCATION: () BELOW/IN AIR HANDLER CEILING REGISTER () WALL REGISTER ()
() Appears Functional Adverse Conditions [F] () Damaged/displaced/missing [A] () Wrong size [A]
 Dirty [A] () Missing/damaged hold down [A]

Remarks: _____

Key to Symbols: [A] Attention Required [C] Consult Seller [E] Engineering Consult [P] Pest control consult [F] Further review suggested
[M] Monitor or repair [S] Safety issue