

ACCESS: Typical **restricted** COMBUSTION AIR SUPPLY out/makeup/house air to air heat exchanger
 Utilities/pilots off/equipment not checked Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank
HEAT: Space central combination Multiple system/zone/balance devices Rooftop unit/Hostile environment/Garage
GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating _____ / _____ / _____ BTU/KW Cooling: _____ / _____ / _____ TON
 GRAVITY FORCED: airflow up down side counter flow (crawl space) Attic garage Duct damper/booster fan
 Flexible ducts Hi/low pressure Slab ducts (transite) Radiant ceiling plenum returns: Central individual
 Humidifier: Evap/atom/drip/steam Electronic/special filter Condensate pump
HOT WATER: One/Two Pipe circulated Radiators convectors baseboards fan coils radiant overhead loop
BOILER: Conversion tube type STEAM: one/two/pipe boiler upgraded
FUEL/S: Gas oil electric/radiant heatpump element ? wood coal Kerosene LP gas Fuel change Outside air
EQUIP: Pilot elect ignition Flue damper power burner Induced draft Condensing type (discharge?)
 Catalytic sealed combustor (separate flues ?) FLUES: Masonry Terra cotta Transite Metal/Plastic/ Preheater
 OIL: Tank (Inside Patched outside buried Abandoned ?) Filter Old masonry flue
 SPACE HEATING: Elec. (bsbd/fan) Radiant Heatpumps Gas Kero (Unvented) Wood stove (insert) Cool flue
AIR CONDITIONING: space/central/combo split/package Electric compressor/s Gas Chiller/s Window/wall units
 water heat sink Evaporative Retrofitted Overhead Replaced Compressor ?
THERMOSTAT/CONTROLS: Single/multiple Central Combination setback (SIMULTANEOUS OPERATION)
 Operating: Y N AMATEUR WORK: Substandard Maintenance Living units on same air system
HEAT AGE: _____ OperH104.0% T Yr. replace prob. H M L
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M3 Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?
 N3 Check with a code authority, health official, mechanical contractor, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Where/What	MINOR PROBLEMS/SAFETY CONCERNS	Where/What
unit/house distribution	HEAT EXCHANGER/casing/dust rust		
HANGER ? cracked/holed/rusted test	FURNACE/BOILER water/bsb/clean/service		
PACKAGE frozen system ?	FLUE dust/connection/incline/length		
fe clearance/capacity/mixed draft ?	WIRING burned/loose		
ON AIR insufficient ?	PILOT/BURNER adjust/clean/replace		
PUMP UNIT'S out/partial/not tested	AIR HANDLER vibrating/loose/dirty/drip pan/drain ?		
at out/partial ?	"V" BELT adjust/replace pulley		
? exposed friable ?	CONTROLS/GAUGES repair/replace ?		
CONTROL repair replace	AC COIL dirty clean tray fix pump		
I APPLIANCE/WOODSTOVE clearance ?	SWITCH missing/broken poor location		
PER malfunction ?	HUMIDIFIER/STAT out water/service ?		
R/HEATER dangerous	ELECT. FILTER out? hookup/dirty/service		
WATER dangerous ?	FILTER/DUCT dirty/loose/missing ?		
HEAT Distribution Stratification ?	PLENUM/DUCTS noisy/tape/insulate/repair		
RETURN placement ?	CIRCULATOR out/repair/lubricate		
WITHOUT heat/cooling	VALVES feed/relief/zone AIR TANK		
UNIT out/series ?	AIR BLOCK High/low pressure/purging		
	OILBURNER FIREBOX seal reline		
	BAROMETRIC damper install service		
	UTILITY ROOM enclosure		
	RADIATOR/BASEBOARD valves/handles		
	REGISTER missing/damaged/stuck		
	CONDENSER/Heat Pump/chiller Clearance Support		
	Refrigerant Lines Fins Oil stains Service		
	FLUE CAP missing/rusted/loose		
	THERMOSTAT broken/loose/old/location		

HEATING & AIR CONDITIONING SYSTEM

Manufacturer: _____
 Serial #: _____
 Model #: _____
 Supply Temp: _____ Return Temp: _____ Difference: _____
 Recommend repairs, servicing be performed by:
 Licensed HVAC Contractor _____

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item be a "major problem" if extensive or professionally contracted.