

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
FUELS: 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: restricted access 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)
 SOLAR SYSTEM: Operating: Y N AMATEUR WORK: Substandard Maintenance Living units on same air system
HEAT AGE: _____ / _____ / _____ 5 Yr. replace prob.
AC AGE: _____ / _____ / _____ 5 Yr. replace prob.

Unexpected minor expenses for this property may approximate: \$200 - \$300. ● ● ●
 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
A MISMATCH unit/house/distribution		a HEAT EXCHANGER/casing/duct rust	
B HEAT EXCHANGER ? cracked/holed/rusted test		b FURNACE/BOILER water/rust/clean/service	
C BOILER LEAKAGE frozen system ?		c FLUE rust/connection/incline/length	
D FLUE unsafe clearance/capacity/mixed draft ?		d WIRING burned/loose.....	
E COMBUSTION AIR insufficient ?		e PILOT/BURNER adjust/clean/replace	
F AC/HEAT PUMP UNIT/S out/partial/not tested		f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?	
BACKUP heat out/partial ?		g "V" BELT adjust/replace pulley.....	
RD G ASBESTOS? exposed friable ?		h CONTROLS/GAUGES repair/replace ?	
H STEAM CONTROL repair replace		i AC COIL dirty clean tray fix pump.....	
I APPLIANCE/WOODSTOVE clearance ?		j SWITCH missing/broken poor location	
J FLUE DAMPER malfunction ?		k HUMIDIFIER/STAT out water/service ?	
K OIL BURNER/HEATER dangerous.....		l ELECT FILTER out? hookup/dirty/service.....	
L SPACE HEATER dangerous ?		m FILTER/DUCT dirty/loose/missing ?	
M UNEVEN HEAT Distribution/Stratification ?		n PLENUM/DUCTS noisy/tape/insulate/repair	
SUPPLY/RETURN placement ?		o CIRCULATOR out/repair/lubricate.....	
N ROOMS WITHOUT heat/cooling		p VALVES feed/relief/zone AIR TANK	
O ELECTRIC UNIT out/series ?		q AIR BLOCK High/low pressure/purging.....	
		r OILBURNER FIREBOX seal reline	
		BAROMETRIC damper install service	
		s UTILITY ROOM enclosure ?	
		t RADIATOR/BASEBOARD valves/handles	
		u REGISTER missing/damaged/stuck	
		v CONDENSER/Heat Pump/chiller Clearance Support	
		Refrigerant Lines Fins Oil stains Service.....	
		w FLUE CAP missing/rusted/loose	
		x 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.