

# H E A T I N G

## Other Components

### THERMOSTAT

- Thermostat Loose Location
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- Thermostat Old

- Thermostat

### HEAT RECOVERY VENTILATOR

- Inoperative Plugged
- Dirty

- Improper Set-up
- Loose Ventilator

- Condensate Line
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## Discretionary Improvements

- Install Set Back Thermostat
- Oil System Old - Install Gas
- Add Air Conditioning
- Supplement Heat For:

- Add Independent Air Conditioning
- Install Electronic Air Cleaner
- Humidifier Installation
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### CONVERSION CONSIDERATIONS

- Oil to Gas Forced Air
- Electronic To Gas

- Unitary To Forced Air
- Heat Pump

- Hot Water To
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## General Comments

### POSITIVE ATTRIBUTES

- System In Good Condition
- High Efficiency System
- Economical System
- Adequate Capacity Pump
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- Good Distribution
- Set Back Thermostat
- 2 Speed Fan
- Electronic Air Cleaner

- Lined Chimney
- Pilotless Ignition
- Zone Control
- Circulating

### GENERAL COMMENTS

- Minor Improvements Only
- Maintenance Lacking Defects Heating
- Aging System Typical
- Improvements Needed
- Home Warranty
- Consult HVAC Technician for Repairs

- Electric Radiant Heat
- Water Heater Recovery Unit
- Low Quality System
- Sealed Heat Exchanger

- Obsolete System
- No Major
- No

## Inspection Limitations

- Off Season Test
- System Shut Off
- System Inoperative
- Power off
- Pilot Not Lit
- Air Conditioning Operating
- Data Plate Illegible
- Humidifier Not Inspected

- Clean Out Not Opened
- Oil Tank Concealed
- Restricted Access to Furnace
- Restricted Access to Boiler
- Not All Heaters Tested
- Programmable Thermostat - No Test
- No Response from Thermostat
- Heat Exchanger Inaccessible

## ADDITIONAL HEATING COMMENTS

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# C O O L I N G / H E A T P U M P S Y S T E M

## Description of Cooling / Heat Pumps

**ENERGY SOURCE:**

- Electricity
- 240 Volt Power Supply

- 120 Volt Power Supply
- Gas

**SYSTEM TYPE:**

- Air Cooled - Central Heat Pump
- Water Cooled - Central W/Auxiliary Heat
- Air Cooled Independent System

- Air Source Heat Pump System
- Water Source Heat Pump System
- Evaporative Cooler

- Ground Source
- Air Heat Pump
- Window Units

**OTHER COMPONENTS:**

- Condensate Pump
- Air Handler/Fan

- Heat Recovery Unit for Water Heater
- House Fan

**MANUFACTURER COOLING**

- Amana                       Columbian
- American Standard    Comfortmaker
- 
- Armstrong                 Concept
- A. O. Smith                Consolidated
- Bryant                       Ducane
- Carrier                      General Electric
- Coleman                    Goodman

- Heil
- Inner City Products
- International Comfort Products
- Kenmore
- Lennox
- Luxaire
- Payne

- Rheem  York
- Ruud
- Sears
- Snyder General
- Standard
- Temp Star
- Trane

**SYSTEM DESCRIPTION COOLING**

- Age of # 1 Unit \_\_\_\_\_ yrs; Manufacture Date: \_\_\_\_\_
- Age of # 2 Unit \_\_\_\_\_ yrs; Manufacture Date: \_\_\_\_\_
- Temp Drop Recorded 1<sup>st</sup> Unit \_\_\_\_\_ °
- Temp Drop Recorded 2<sup>nd</sup> Unit \_\_\_\_\_ °
- 1  Model # \_\_\_\_\_  Serial # \_\_\_\_\_
- 2  Model # \_\_\_\_\_  Serial # \_\_\_\_\_

## Central Air Conditioning

**SYSTEM PERFORMANCE**

- Inoperative System Drop Insufficient
- Old System
- Old System(s)..more than one - Neglected
- Very Old System Refrig. Lines
- Too Cold To Test

- System Obsolete
- Undersized System?
- Temperature Drop Excessive
- Air Filter Dirty

- Temperature
- Service Needed
- Service Needed
- Ins. Damage On

**OUTDOOR UNIT**

- Outdoor Unit Out Of Level
- Outdoor Unit Dirty
- Outdoor Unit Fin Aging Prematurely

- Outdoor Unit Fin Damage
- Outdoor Unit Noisy
- Cut Back Vegetation

- Oversized Fuses
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**INDOOR COMPONENTS**

- Dirty/Corroded
- Condensate Tray Leak Needed
- Condensate Discharge Location Poor Needed
- Water in Overflow Pan Return Air
- Prior Condensate Leakage

- Coils
- Condensate Line Blocked
- Inoperative Condensate Pump
- Bubbles in Sight Glass
- Corroded Auxiliary Drain Pan

- Condensate Trap
- Drip Pan
- Clean & Seal

**FAN**

Indoor Fan Noisy/Vibrates  
(Cleaning Needed)

Indoor Fan Undersized?

Fan Dirty

### Heat Pump

#### SYSTEM PERFORMANCE

System Inoperative  
Temperature Drop

Old System  
Needed

Very Old System  
Refrig. Line

Obsolete System

Undersized System?

Excessive Temperature Drop

Insufficient

Servicing

Ins. Damage On

#### HEATING MODE PERFORMANCE

Disconnected In Heating Mode

Troublesome In Heating Mode

#### OUTDOOR UNIT

Outdoor Unit Out Of Level  
Noisy

Outdoor Unit Dirty  
Vegetation

Outdoor Unit Fin Damage

Outdoor Unit

Cut Back

#### INDOOR COMPONENTS

Condensate Tray Leak  
Needed

Condensate Discharge Location Poor  
Needed

Condensate Line Blocked

Condensate Pump Inoperative

Condensate Trap

Drip Pan

#### FAN

Indoor Fan Noisy/Vibrates

Indoor Fan Undersized?

Fan Dirty

## C O O L I N G / H E A T P U M P S Y S T E M

### Ductwork

#### SUPPLY AIR

No Supply  
Ducts

Balancing Needed  
Below Slab

Proximity Of Indoor Fan Poor

Low Flow

Duct Cleaning Needed

Seal Duct Openings

Undersized Old

Ducts Rusted

#### RETURN AIR

No Return Air Vent  
Up

No Return Flow

Older Home Set

### Evaporative Cooler

#### EVAPORATIVE COOLER

Lacking Maintenance  
Marginal

Older System  
 Obsolete Unit

Humidity In House  
 Inoperative Cooler  
Pads/Blankets Dirty

Noisy Motor

Spray Nozzle Restricted  
 Float Valve Suspect

Pump Suspect

Roof Jacks

Roof Jacks Poor  
 Excess

Water

### Other Components

#### THERMOSTAT

Loose

Old

Location

#### HOUSE FAN

Inoperative

Removal Recommended

#### HEAT RECOVERY FOR WATER HEATER

Pump Inoperative

Pump Noise

Leakage

**Discretionary Improvements**

**DISCRETIONARY IMPROVEMENTS**

- Install Set Back Thermostat
- Install Electronic Air Cleaner
- Additional Return Air Vent
- Supplemental Cooling In:

**General Comments**

**POSITIVE ATTRIBUTES**

- Adequate Capacity Cooling Locations
- Newer System
- OK

- Heat Pump Benefits
- Normal Temp. Drop Across Coil
- Good Return Air
- System Tested

**GENERAL COMMENTS**

- No Major Defects Cooling Cooler OK
- No Improvements Needed Cooler Older
- No Improvements to Heat Pump System Cooling?
- Maintenance Lacking Improvements Cooling

- Middle Aged Unit
- Older Unit
- Home Warranty
- Evaporative
- Evaporative
- Additional
- Minor

- Consult HVAC Technician for Repairs

**Inspection Limitations**

- Outdoor Temperature Prevented Test
- System Not Tested
- System Shut Off
- System Inoperative
- Heat Pump Operated In Cooling Mode
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- Heat Pump Operated In Heating Mode
- Data Plate Illegible
- Access to Air Handler Restricted
- House Fan Not Tested
- Humidifier Not Inspected
- Evaporator Coil Not Accessible

**ADDITIONAL COOLING COMMENTS**

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