

## HEATING & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Downstairs Air Conditioning System

<b>Cooling System Type</b>	Split System Heat Pump.
<b>Condenser Unit</b>	2009 model, 4 Ton.
<b>Air Handler</b>	2009 model 4 Ton.
<b>A/H Location</b>	Interior Closet.
<b>Temp Differential</b>	18 - 20 degrees. System produced an adequate air temperature differential at time of inspection.
<b>A/C System</b>	Air conditioning system was functional at time of inspection with signs of wear consistent with its age and quality unless otherwise noted in this report. <i>DISCLAIMER: Air handler was not opened for inspection. Interior evaluation and inspection of air handlers and evaporator cabinets is not within the scope of this inspection. Overall condition of the evaporator coil, condensate drain tray, fan assembly, electronics and wiring is undetermined. Client is advised to have the air handler or evaporator cabinet evaluated by a licensed air conditioning contractor if concerned about its overall condition.</i>
<b>A/C System Condition(s)</b>	<b>A/C system copper line set insulation terminates short of the air handler. Exposed portions of the copper refrigerant line have a tendency to sweat during hot weather, when the system is operating frequently. Maintenance and repair is needed to prevent moisture stains or damage to interior ceilings and/or walls.</b>



<b>Heating System Type</b>	Heat Pump w/ Aux. or Emergency Heat.
<b>Heating System</b>	Heating system was functional with signs of normal wear consistent with its age and quality.
<b>Air Duct Type</b>	Fiberglass Duct Board. Flexible Round.
<b>Air Conditioning Ducts</b>	Generally overall, the duct system appeared to be functional in satisfactory condition.

### Upstairs Air Conditioning System

<b>Cooling System Type</b>	Split System Heat Pump.
<b>Condenser Unit</b>	2009 model 3 Ton.
<b>Air Handler</b>	2009 model 3 Ton.
<b>A/H Location</b>	Interior Closet.
<b>Temp Differential</b>	18 - 20 degrees. System produced an adequate air temperature differential at time of inspection.
<b>A/C System</b>	Air conditioning system was functional at time of inspection with signs of wear consistent with its age and quality unless otherwise noted in this report. <i>DISCLAIMER: Air handler was not opened for inspection. Interior evaluation and inspection of air handlers and evaporator cabinets is not within the scope of this inspection. Overall condition of the evaporator coil, condensate drain tray, fan assembly, electronics and wiring is undetermined. Client is advised to have the air handler or evaporator cabinet evaluated by a licensed air conditioning contractor if concerned about its overall condition.</i>