



- KEY:**
- ① Recommend evaluation by a structural/geo-technical engineer
 - ② Recommend evaluation and repairs by a licensed contractor
 - ③ Refer to qualified termite report for further information
 - ④ This item is a safety hazard - correction is needed
 - ⑤ Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

30 Description N/A Approximate BTU's Unit A _____ n/a Unit B _____ n/a Unit C _____ n/a

<p>Location A _____</p> <p>Heating Type:</p> <p><input type="checkbox"/> Forced air <input type="checkbox"/> Boiler / steam</p> <p><input type="checkbox"/> Floor / wall / gravity <input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Heat Pump <input type="checkbox"/> _____</p> <p>Fuel Type:</p> <p><input type="checkbox"/> Natural gas <input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Coal / wood</p> <p><input type="checkbox"/> Propane <input type="checkbox"/> _____</p>	<p>Location B _____</p> <p>Heating Type:</p> <p><input type="checkbox"/> Forced air <input type="checkbox"/> Boiler / steam</p> <p><input type="checkbox"/> Floor / wall / grav <input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Heat Pump <input type="checkbox"/> _____</p> <p>Fuel Type:</p> <p><input type="checkbox"/> Natural gas <input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Coal / wood</p> <p><input type="checkbox"/> Propane <input type="checkbox"/> _____</p>	<p>Location C _____</p> <p>Heating Type:</p> <p><input type="checkbox"/> Forced air <input type="checkbox"/> Boiler / steam</p> <p><input type="checkbox"/> Floor / wall / grav <input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Heat Pump <input type="checkbox"/> _____</p> <p>Fuel Type:</p> <p><input type="checkbox"/> Natural gas <input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Coal / wood</p> <p><input type="checkbox"/> Propane <input type="checkbox"/> _____</p>
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Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

31 Condition N/A Pilot not on / utilities off / electric ignition malfunction - could not inspect* Unit: A B C

- System(s) appear serviceable Unit: A B C
- Did not respond to normal controls ② Unit: A B C
- Not functional / Unsafe / Worn / Near end of lifespan / Damage / Deterioration / Defects* ② _____ Unit: A B C
- System does not appear to have been serviced per manufacturer's instructions, within the last year* Unit: A B C

COMMENTS:

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

32 Venting N/A Backventing ② Unit: A B C Unable to fully inspect vent pipe* Unit: A B C

- Appears serviceable Unit: A B C
- Damage / deterioration / defects* Unit: A B C
- Vent lacks clearance from combustible ②④ Unit: A B C
- Improper vent rise / elbow angle ② Unit: A B C
- Improper materials used for vent pipe ②④ Unit: A B C
- Soot / rust on vent pipe / chamber ② Unit: A B C
- Vent terminates near window / opening ②④ Unit: A B C
- Defective barometric / vent damper / induced draft fan ②

COMMENTS:

33 Combustion Air N/A Air supply blocked* Unit: A B C No / inadequate air supply ②④ Unit: A B C

- Appears serviceable Unit: A B C
- Damage / deterioration / defects* Unit: A B C
- Combustion and return air sources are too close or mixing ②④ Unit: A B C
- Recommend sealing platform at heater base / holes in platform* Unit: A B C

COMMENTS:

34 Burners N/A Closed system / unable to inspect* Unusual flame pattern ②④ Unit: A B C

- Burner flame appears typical Unit: A B C
- Damaged chamber / refractory ②④ Unit: A B C
- Rust flakes / oil stains in burn chamber ② Unit: A B C
- Soot / charring in burn chamber ② Unit: A B C

COMMENTS:

Notice: The Inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.*
 This is beyond the scope of this inspection.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

35 Distribution N/A DUCTS/REGISTERS PIPES/CONVECTORS PIPES/RADIATORS ELECTRIC/BASEBOARD

- Ducts: Damaged / crushed / disconnected / holes / openings / leak ② Unit: A B C
- Appears serviceable Unit: A B C
- Not fully visible* Unit: A B C
- Low air volume ② Unit: A B C
- Damaged / missing register(s)* Unit: A B C
- Insulation damaged / missing*
- Zone valve did not operate ② Unit: A B C
- Circulating pump - leaks / noisy / inoperative ② Unit: A B C
- Radiator / convector / fitting: Leaks / corroded / rusted / cold / damaged / inoperative ② Unit: A B C

COMMENTS:

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*
 Notice: It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.*

35a Normal Controls N/A Unable to inspect / utilities off* Thermostat broken / loose / poor location* Unit: A B C

- Appears serviceable Unit: A B C
- Damage / deterioration / defects* Unit: A B C
- Controls / gauges need repair / replacement ② Unit: A B C
- Switch is missing / broken* Unit: A B C
- Leaks / corrosion at: ② _____ Unit: A B C
- Expansion tank - rusted / leaks / water logged ②

COMMENTS:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

35b Air Filters N/A Appear serviceable Missing / wrong size / unable to inspect* Unit: A B C

- Suggest cleaning / changing filter* Unit: A B C
- No hold-down* Unit: A B C

COMMENTS:

Notice: Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

36 Heating Notes N/A Recommend complete system evaluation ② Unable to locate heat in all rooms*

- Suggest cleaning & servicing blower / motor / pilot / vent system / burners / boiler / pump ② Fuel leak ②④
- Heater makes unusual noise during operation, further evaluation needed ② Undercut doors off carpet / floor*
- Low / high - pressure / temperature ② Air leaks at: furnace / plenum* Leakage at boiler / pipe fittings ②
- Condensate lines: blocked / leak / disconnected / subject to freezing* Termination location: Poor / not found*

COMMENTS:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are also not included.*
 Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*