

HEATING SYSTEM

Fuel Shutoff for Building	Main fuel shutoff location: Outside at the gas meter		
Forced Air System	<input checked="" type="checkbox"/> Central Unit	<input type="checkbox"/> Wall Furnace	<input type="checkbox"/> Floor Furnace
	<i>Brand name:</i> Amana		<i>Approximate age:</i> 25+ year(s)
	<i>Model #:</i> GH105DE3		<i>Serial #:</i> 081800673
Energy source:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> LP	<input type="checkbox"/> Oil
	<input type="checkbox"/> Electric		
Hot air systems:	<input type="checkbox"/> Belt drive	<input checked="" type="checkbox"/> Direct drive	<input type="checkbox"/> Gravity
Heat exchanger:	<input checked="" type="checkbox"/> Visual	<input type="checkbox"/> N/A (sealed)	<input type="checkbox"/> Not accessible
	Condition:	<input checked="" type="checkbox"/> Rusted	<input type="checkbox"/> Flame distortion
		<input type="checkbox"/> Other	
View is extremely limited - See Remarks page about options			
CO test:	Tester: TIFF 8800	<input checked="" type="checkbox"/> Plenum/register	<input type="checkbox"/> Not tested
		<input type="checkbox"/> N/A	
Distribution:	<input checked="" type="checkbox"/> Metal duct	<input type="checkbox"/> Insul. flex duct	<input type="checkbox"/> Cold air returns
Flue piping:	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> PVC	<input type="checkbox"/> Proper pitch
		<input type="checkbox"/> Rusted	<input type="checkbox"/> N/A
Filter:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Electrostatic	<input type="checkbox"/> Paper
		<input type="checkbox"/> N/A	
	Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Replace/clean
		<input type="checkbox"/> Missing	
Operated:	When turned on by thermostat:	<input checked="" type="checkbox"/> Fired	<input type="checkbox"/> Did not fire
Operation:	Satisfactory:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Recommend HVAC technician examine	<input type="checkbox"/> Before closing
Controls:	<input type="checkbox"/> Disconnect	<input checked="" type="checkbox"/> Normal operating and safety controls observed	
Heat pump:	<input type="checkbox"/> Aux. Elec.	<input type="checkbox"/> Aux. Gas	<input type="checkbox"/> Aux. geothermal
			<input checked="" type="checkbox"/> N/A
	Emergency heat tested:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input checked="" type="checkbox"/> N/A
Boiler System	<input checked="" type="checkbox"/> N/A		
Others	<input checked="" type="checkbox"/> N/A		
	<input type="checkbox"/> Electric baseboard	<input type="checkbox"/> Radiant ceiling cable	<input type="checkbox"/> Gas space heater
	<input type="checkbox"/> Woodburning stove	(See Remarks page)	
General Comments	<ol style="list-style-type: none"> 1. Furnace was in normal working order at the time of the inspection. 2. Furnace was older and inefficient, recommend budgeting for new furnace. 		

COOLING SYSTEM

System Components			
Energy source:	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
Central air:	<input checked="" type="checkbox"/> Air cooled	<input type="checkbox"/> Water cooled	<input type="checkbox"/> Evaporative cooler
Operated:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not operated due to outside temperature
Temperature differential:	Unit 1: 70°F	Unit 2: 59°F	(See Remarks page)
Operation:	Satisfactory: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recommend HVAC technician examine <input type="checkbox"/> Before closing	
Refrigerant lines:	<input type="checkbox"/> Leak	<input type="checkbox"/> Damaged	<input type="checkbox"/> Insulation missing <input checked="" type="checkbox"/> Satisfactory
Through wall unit(s):	<input checked="" type="checkbox"/> N/A	Operated: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service

General Comments	A/C was not operated due to outside temperature.
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ELECTRICAL

Main Panel	Location: Garage
Amps: 100	Volts: 240 <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses
Appears grounded: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GFCI present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Main Wire: <input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum <input type="checkbox"/> Not visible
Branch Wire: <input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum <input type="checkbox"/> Copper clad aluminum <input type="checkbox"/> Not visible
<input checked="" type="checkbox"/> Romex	<input type="checkbox"/> BX cable <input type="checkbox"/> Conduit <input type="checkbox"/> Knob & tube
<input checked="" type="checkbox"/> Multiple tapping	<input type="checkbox"/> Branch wires undersized <input type="checkbox"/> Federal Pacific panel (see Remarks)
<input type="checkbox"/> Multiple tapping of main disconnect	<input type="checkbox"/> Safety Hazard
<input type="checkbox"/> Arc fault present	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A (see Remarks)
<input type="checkbox"/> Panel not accessible	

Sub Panel(s)	<input checked="" type="checkbox"/> None apparent
Electrical Fixtures	

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Satisfactory Marginal Poor

Open grounds Reverse polarity GFCIs not operating Ungrounded 3-prong outlets

Solid conductor aluminum branch wiring circuits (See Remarks page)

Recommend a licensed electrician evaluate the service

General Comments:	<ol style="list-style-type: none"> 1. Panel size appeared to be compatible to service size. 2. There is double tapping present on individual circuit breaker, recommend having licensed electrician correct.
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