

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Items

#### 8.0 Heating Equipment

**Comments:** Inspected

Recommend having the HVAC system serviced as part of the routine maintenance to help maintain the unit.

Functional at the time of the inspection.

#### 8.1 Normal Operating Controls

**Comments:** Inspected

#### 8.2 Automatic Safety Controls

**Comments:** Inspected

#### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 8.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

#### 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 8.7 Gas/LP Firelogs and Fireplaces

**Comments:** Inspected

#### 8.8 Cooling and Air Handler Equipment

**Comments:** Inspected

Functional at the time of the inspection.

#### 8.9 Normal Operating Controls

**Comments:** Inspected

#### 8.10 Presence of Installed Cooling Source in Each Room

**Comments:** Inspected

**Styles & Materials**

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**Heat Type:**

Forced Air

**Energy Source:**

Natural gas

**Number of Heat Systems (excluding wood):**

One

**Heat System Brand:**

GOODMAN

Serial # : 1401188734 2014

**Ductwork:**

Insulated

**Filter Type:**

Disposable

**Filter Size:**

(Two filters)

14x24

14x25

**Types of Fireplaces:**

Vented gas logs

**Operable Fireplaces:**

One

**Cooling Equipment Type:**

Air conditioner unit

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

GOODMAN

Serial # : 1401423394 2014

**Number of AC Only Units:**

One

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.