



HVAC INSPECTION

During the course of a home inspection, we will be observing the HVAC system throughout the house in accordance with the ASHI Standards of Practice. The HVAC system consists of the heating system, cooling system, distribution systems and controls, venting systems and energy sources. We report all abnormal conditions observed. Please note that the forced air heating and cooling systems share the distribution systems and control systems. These include the ductwork, air filter, thermostat and condensate pump.

We cannot see the heat exchanger, distribution systems behind interior finishes, or the main fuel line entering the house because it is about 3' underground. We do not inspect registers or grills hidden behind finishes and furniture. We do not inspect low voltage systems because each one is unique to the house it is installed in, and it would take us way too long to figure it out. You rely on the homeowner to show you these systems and their operations. These include zone systems, temperature setback systems, and remote control systems.

We observe:

- Installed heating systems.
- Installed cooling systems.
- Vent systems, flues and chimneys.
- Distribution systems.
- Control systems.

We describe:

- Energy sources.
- Heating systems.
- Cooling systems.

We are not required to:

- Inspect
 - Interiors of flues or chimneys that are not readily accessible.
 - Heat exchanges
 - Humidifiers or dehumidifiers
 - Electronic or ultraviolet air filters.
 - Solar space heating systems.

- Determine cooling supply adequacy or distribution balances.
- Window or room air conditioning units.