



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



HEATING / COOLING:

Some simple maintenance on equip. can result in longer life spans and more efficient systems. A few examples are listed... You can also consult with contractor to have system serviced and cleaned

HEATING / COOLING FORCED AIR SYSTEMS: (INTERIOR)

- Are Filters installed and are they Kept Clean (They are the Lungs of the System)
- Have burners checked to ensure they are intact and clean
- Make sure no scorch or burn marks present on front housing area (indicating potential safety hazards)...
- Make sure "service man switch" and any "emergency shut off switches on walls" in working condition...
- Is condensate drain line attached (for AC use) and where is it draining into to
- Are all "Return and Supply" Registers throughout house clean and rust-free
- Make sure no Soot/Dark Staining present on walls above registers
- When was the last time the Duct System was fully cleaned out

AC UNIT: (EXTERIOR)

- Is the larger refrigerant line (of the 2) insulated
- Is there a properly accessible electric cut off switch present
- Is area around and above clear of debris for proper usage

THERMOSTATS:

- Installed on Inside Walls (so only normal home conditions affect Temp)
- Make sure they are not Loose or Un-Level

METAL EXHAUSTS (CARBON-MONOXIDE)

- Make sure no rust or exposed areas present
- Sealed Properly (on all joints) and (connections to the wall—chimney area)
- Make sure there is a Flu/Liner installed in Chimney Chase
- Check inside "clean out" compartment base of chimney for any Soot Build Up on liner and any potential blockages in liner, or loose debris present from damaged liner material, loose falling debris, etc....)
- Make sure exhaust duct has a constant rise to it from Unit to Wall Connections to avoid chances of any (back-drafting back into house) ..You can check base of draft hood when unit is fired up/burning to see if "Insp Mirror" fogs up...
- Make sure "Exterior top of Chimney" in good condition and has rain cap installed

**Alarms are for emergencies.
Perspective is for home inspection.**

Protecting Peace of Mind

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Est. 2006