

4: HVAC

Information

**Cooling: Energy Source /
Equipment Type**

Electric / Central

Cooling: Inspection Method

Visual

Cooling: Panels Removed?

No

Heating: Energy Source

Gas

Heating: Heat Type

Forced Air

Heating: Inspection Method

Visual

Heating: Panels Removed?

front panel removed

Cooling: Manufacturer
Lennox/American Standard



Located at rear exterior



Data plate. Mfg 2007. 1st/2ndfloor



Data plate. Mfg 2021. 3rdfloor



3rd floor cooling supply temp

Heating: Manufacturer

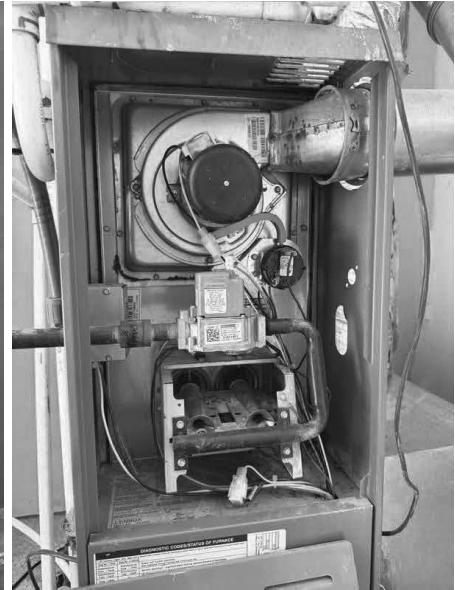
Lennox & American Standard



Located in garage utility room



Data plate. Mfg 2007



Panel cover removed



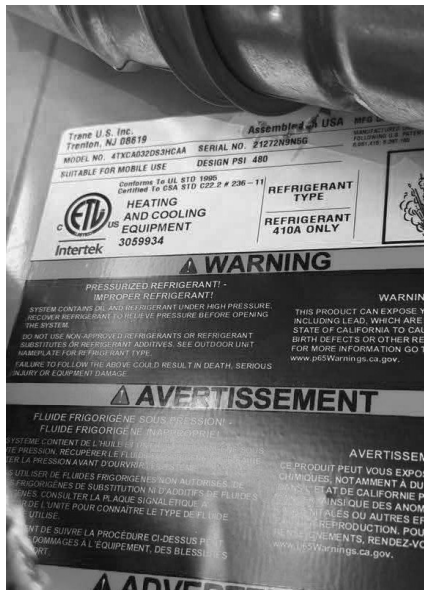
1st floor heating supply temp



2nd floor heating supply temp



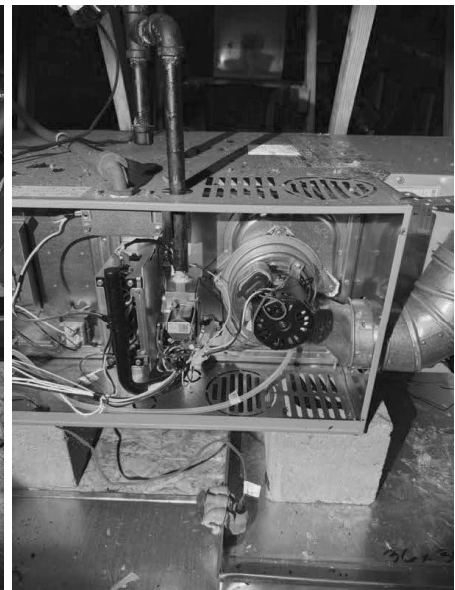
Located in attic area



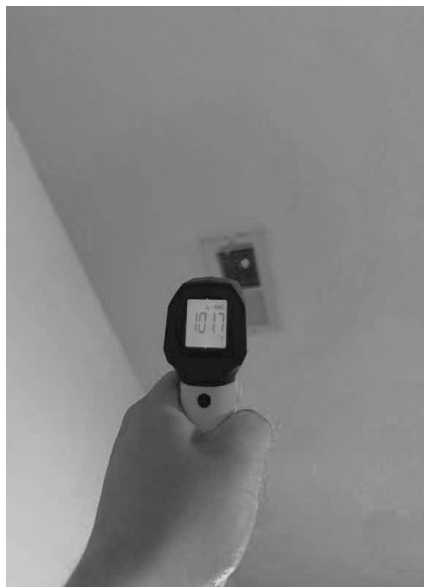
Data plate



Pic for reference



Panel cover removed



3rd floor heating

Distribution Systems:Ductwork

Insulated / Flexible



Gas Systems:Main Gas Shut-off Location

Gas Meter



Located at rear exterior meter



Properly bonded

Comments

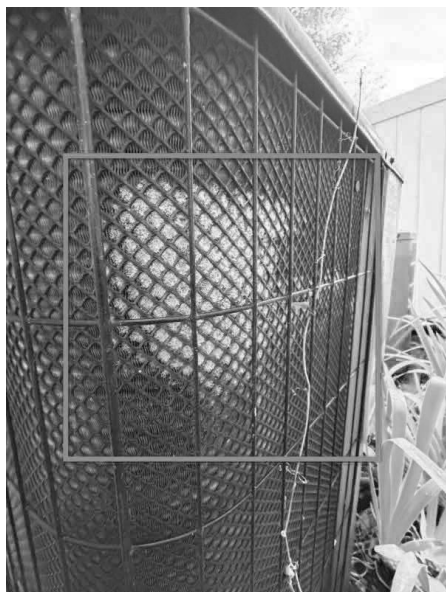
4.1.1 Cooling

RECOMMEND SERVICING/CLEANING



Common Defects

The HVAC system(s) should be cleaned and serviced periodically, especially in older units to ensure proper chemical levels and operation as a typical home inspection can only determine proper operation with the use of normal controls. Recommend a qualified HVAC contractor clean and service to ensure proper operation if seller cannot confirm when unit was last serviced.



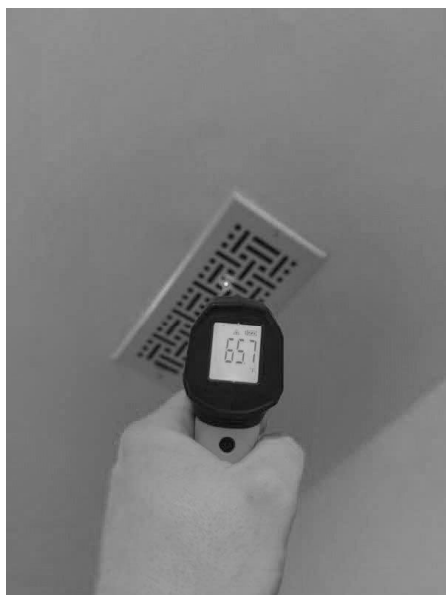
Older exterior condensing unit

4.1.2 Cooling

INADEQUATE COOLING DISTRIBUTION TEMPERATURE

Summary

Unit was operating in cooling mode at the time of inspection, however, very little conditioned air was produced. Recommend a qualified HVAC technician evaluate and repair or replace as needed.



1st floor cooling. Higher than typical supply temp



2nd floor. Higher than normal supply temp

4.1.3 Cooling

UNEVEL SURFACE

Summary

The HVAC unit is on an unlevel surface. The vibrations from running the unit can cause the unit to slide off damaging the unit. We recommend licensed HVAC technician or builder further evaluate and repair as needed.



Older unit not level

4.1.4 Cooling

GRADING

Common Defects

The grading or mulch is covering the unit or lines in a way. This can accelerate deterioration of these areas. Recommend qualified contractor further evaluate and re grade area, or uncover components as needed.



Older unit line set



Older unit

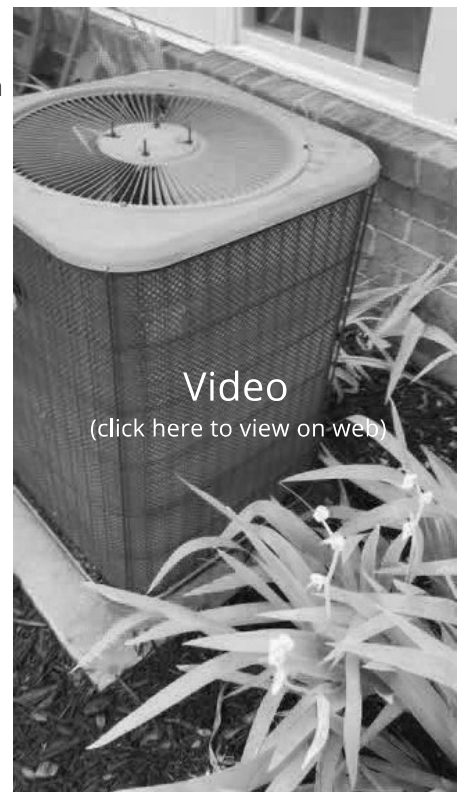
4.1.5 Cooling

NOT OPERATING PROPERLY

Summary

VIDEO1- EXTERIOR UNIT MAKING ABNORMAL SOUNDS UNDER OPERATION

The HVAC unit was not operating properly in some way. This could indicate failure of components, incorrect installation, or can indicate the need for a normal servicing. Recommend licensed HVAC technician further evaluate and recommend repairs or replacements.



4.1.6 Cooling

BUDGET FOR REPLACEMENT

ON OLDER/ORIGINAL UNITS

Due to the apparent age and evidence of wear it's recommended to budget for repair or replacement within the next five years. We recommend having this unit further evaluated by a HVAC technician to ensure proper operation.



Common Defects

4.2.1 Heating

CONDENSATE NEXT TO FOUNDATION



Common Defects

The condensate line for the HVAC system is draining closely to the foundation or into the crawlspace area. Over time this could accelerate shifting to the surrounding soil and foundation. If this is new construction, the builder has installed this correctly. It is good practice to divert water farther away from the home or HVAC pads. Recommend a qualified contractor further evaluate and direct water away from the structure if so desired.



Rear exterior

4.2.2 Heating

[Summary](#)**CORROSION**

The system was corroded in one or more areas. This can shorten the life of the unit and in some scenarios pose a carbon monoxide concern. Recommend a licensed HVAC contractor further evaluate and repair if needed.



1st/2nd floor furnace

4.2.3 Heating

[Summary](#)**SEAL**

The unit is leaking conditioned air into an unconditioned space. This can lessen the efficiency of the unit, and also allow for condensate to form and damage surrounding components. This also can pose a safety concern if this air interrupts proper ventilation of a gas unit. Recommend licensed HVAC technician evaluate and repair as needed



Garage utility room furnace. Leaking conditioned air

4.2.4 Heating

[Summary](#)**SIGNS OF PREVIOUS LEAK / CONDENSATION**

There was moisture staining in and around the furnace. . This normally indicates a previous blockage in the primary condensate line, but can also indicate a loss of conditioned air in these areas. Due to pan rust in some scenarios, it is not possible to determine the integrity of the pan itself or protection from future leaks. Recommend licensed HVAC tech further evaluate and repair as needed.



Garage utility room furnace



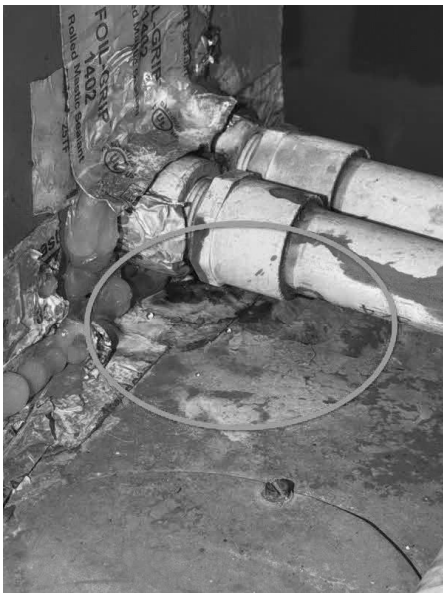
Garage utility room furnace

4.2.5 Heating

UNIT CONDENSATING

[Summary](#)

The unit is condensating in the surrounding areas. This can contribute to moisture build up, and damage surrounding components. Recommend licensed HVAC technician further evaluate and recommend path to repair.



1st floor furnace



1st floor furnace cabinet

5: ELECTRICAL

Information

Service Entrance / Main & Sub-panels: Electrical Entrance

Below Ground

Service Entrance / Main & Sub-panels: Electrical Entrance**Material**

Copper

Service Entrance / Main & Sub-panels: Main Panel Location

Rear Exterior



Located in rear patio area

Service Entrance / Main & Sub-panels: Main Panel Type

Circuit Breaker

Service Entrance / Main & Sub-panels: Main Panel Amp

200AMP

Service Entrance / Main & Sub-panels: Main panel voltage

120/240

Service Entrance / Main & Sub-panels: Sub Panel Locations

Garage, Rear exterior



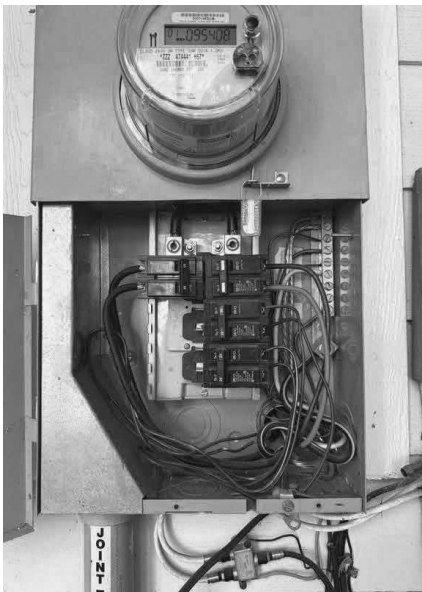
Main sub panel is located in garage

Service Entrance / Main & Sub-panels: All Accessible Panel Covers Removed?

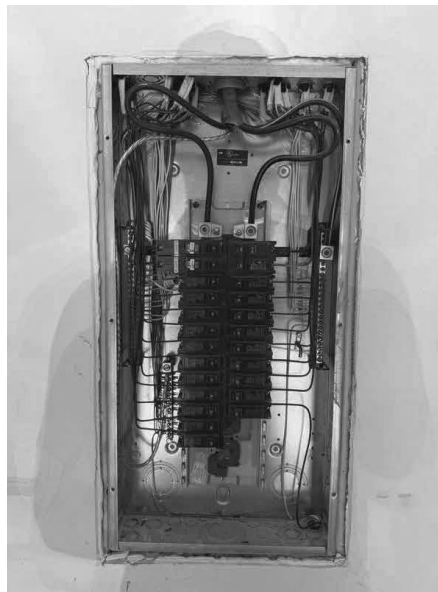
Yes

Service Entrance / Main & Sub-panels: Branch Wiring Material

Copper, Multi Strand Aluminum



Panel cover removed



Panel cover removed

Smoke / Carbon Detectors: Present and Tested

Yes, Yes (green light indicators on)



Limitations

Fixtures / Receptacles

LIGHT SENSOR

One or more light fixtures are equipped with light or motion sensors. This makes testing difficult or impossible at times. Recommend further evaluation to determine proper operation if desired.



Multiple exterior fixtures

Fixtures / Receptacles

GFCI NOT TESTED

GFCI receptacles were not tested in a location. This limits an inspection of the receptacles and all attached downstream as well. Re inspections can be scheduled at www.newleafinspections.com



Rear deck areas

Comments

5.1.1 Service Entrance / Main & Sub-panels

[Summary](#)

EXPOSED WIRING

There were exposed wires during the time of inspection. This can pose a shock hazard. We recommend proper installation of wire covers, outlet boxes, ect. installed by a licensed electrician.



Rear exterior, hvac disconnect wiring/flex conduit

5.1.2 Service Entrance / Main & Sub-panels

[Common Defects](#)

DAMAGED/CUT

The breaker wiring or conductor was damaged/cut in some way. This can prevent proper operation, allowing for arcing or overheating of circuit. Recommend licensed electrician further evaluate and repair as needed.



Rear exterior panel box



Garage panel box

5.2.1 Fixtures / Receptacles



Common Defects

LOOSE COMPONENT

One or more receptacles or switches appeared to be loose during the time of the inspection. This could pose a shock hazard with access to exposed wiring. We recommend repair by a licensed electrician.



Garage fixture cover

5.2.2 Fixtures / Receptacles



Common Defects

INOPERABLE

One or more lights or switches are not operating. This could indicate an improper installation, or possibly a missing or expired bulb. Recommend a qualified contractor further evaluate and repair / replace.



Garage door motor light bulb



Kitchen



Kitchen



Kitchen

5.2.3 Fixtures / Receptacles

GENERAL DAMAGE



Common Defects

The fixture/receptacle/control had general damage. This can hinder proper illumination or operation of desired areas. Recommend qualified contractor repair / replace as needed.



3rd floor front bedroom

5.2.4 Fixtures / Receptacles



MISSING SCREW

One or more receptacle / switch covers were missing a screw. This could potentially pose a shock hazard if the cover is completely removed. Recommend qualified contractor replace screws as needed.



3rd floor front bedroom



3rd floor hall bath



3rd floor hall bath

5.3.1 Smoke / Carbon Detectors



NOT ATTACHED PROPERLY

The smoke or carbon detector was not attached properly. This may impede proper operation and pose a safety hazard. Recommend installing all smoke and carbon detectors properly.



Lower level.



3rd floor bedroom

6: INTERIOR

Information

Fireplace: Energy Source

Gas

Ceilings & Walls: Material

Wood Framed / Drywall Ceilings &
Walls



Limitations

Windows

WINDOWS

The windows are older or are original to the home. They are difficult to open or have damage from age in some areas. Recommend windows be evaluated by a qualified professional and repaired if so desired.

Comments

6.1.1 Doors

OPERATION

A door, or component of it, was not operating correctly in some way. This can worsen over time if not corrected or damage surrounding components. In some scenarios this is only an aesthetic concern. Recommend qualified contractor repair / replace.



Common Defects



Rear deck screen door. Hitting frame



Garage entrance door. Rubbing frame

6.1.2 Doors



Common Defects

DAYLIGHT

The seal on one or more exterior doors revealed daylight when shut. This could indicate a poor seal and contribute to energy loss as well as insect intrusion. Recommend a qualified contractor evaluate and repair / replace.



Front door

6.1.3 Doors



Common Defects

LOOSE COMPONENT

A component appeared to be loose during the time of inspection. This can hinder proper operation and worsen over time. Recommend a qualified contractor evaluate and repair / replace as needed