HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Type of Cooling

Air Conditioning: To operate properly, air conditioning systems rely on a constant flow of air through the system. When air flow is restricted due to dirty filters or blocked coils icing can occur on the evaporator coil. While this may cause the conditioned air to be colder, it is actually harming the system. It is recommended that compressor units located outside be kept clear of any air restriction. This can be accomplished by trimming back shrubs and grasses and by keeping any objects from being placed over the top of the unit. The house is equipped with central air conditioning. There is dual zone air conditioning installed. Two units are in place. One services the first floor, and the other the second floor. Both units are satisfactory.

Unit/ Condenser Location:

The condenser unit is located on the side of the house.

Unit Tested:

The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser condition:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Heating Unit # 1:

Heating System Location:

A furnace is located in the closet. Two furnaces are located in the utility room.

Heating System:

Combustion Air: When fires burn they consume oxygen. Fuel that burns completely is harmless and creates only carbon dioxide. For the fuels to burn properly, fuel burning appliances must be provided with a constant source of fresh air. If sufficient air is not provided to the fire, carbon monoxide may be produced through incomplete combustion. Air vents around or near the heating systems should not be blocked. Clean air filters are important to the air you breathe, and to the operation of the unit.

Heating System Type:

A forced air furnace is installed as the primary source of heat. There is three zone heating supply for the house. The furnaces are very high efficiency type furnace using a fan to push the burnt exhaust gases out of a plastic flue pipe.

Fuel Source:

The fuel source is natural gas.

Flue Type:

The flue pipe is the pipe connecting a closed burning appliance to the flue.
The flue pipe is plastic from the furnace to the exterior.

Flue Condition:

There is rust on the furnace flue pipe as pictured. We recommend the metal flue pipe be inspected and cleaned by a heating technician prior to the heating season.

RUST NOTED ON FURNACE FLUE PIPE

Unit Tested:

Yes, the heating units were tested.

There is one furnace located in the second floor closet. There are two furnaces in the basement. One furnishes hear for the first floor. The east basement furnace furnishes heat for the basement. This furnace has water spillage at the base, and pin holes in the flue pipe. There is also water leaking on the inside of the furnace cabinet. The heating units were tested.