

As reported by the National Institute of Standards and Technology, U.S. Department of Commerce "Baseline Measures for Improving Housing Durability"

Estimated Service Life for HVAC Systems

Evaporative coolers	8 - 15
Central air conditioning unit	15
Window air conditioning unit	10
Air conditioner, indoor	20
Furnaces	15 - 20
Gas or oil fired furnaces	18
Gas house furnaces	15
Heat pumps	15
Fan Coil Units	15 - 20
Pumps	10 - 15
Boilers	10 - 20
Evaporative Coolers	8 - 15
Thermostats	5 - 15
Exhaust Fans	5 - 15

Energy-related expenditures represent a significant outlay for the typical household. The replacement of energy-related equipment (e.g., a furnace or central air-conditioning system) is a significant expense for the typical household. The decision to replace energy-related equipment has its roots both in its expected service life—a durability-related issue—expected replacement cost, and energy-related expenditures.

Carbon monoxide is an invisible, odorless gas. It is a common by product of incomplete combustion, produced when fossil fuels like oil, gas or coal burn. It can be produced in a home by any common household appliance such as a furnace, clothes dryer, range, oven, water heater or space heater. It also is produced by automobiles.

Problems arise when something goes wrong - an appliance malfunctions, a furnace heat exchanger cracks, a vent gets clogged, or debris blocks a chimney flue.

We recommend all homes that have combustion appliances have carbon monoxide detectors.

Oil fired appliances should be serviced annually. A poorly adjusted oil burner will waste a lot of oil and the service usually pays for itself in oil savings.

Service all filters regularly, usually 3 or 4 times a season. Dirty filters waste fuel and can cause equipment failure, especially in air conditioning units.

Boilers can be tricky for the inexperienced and potentially dangerous. If you are unfamiliar with your boiler heating equipment, seek advice from a professional. Never add water to a hot water system under pressure.

Heat exchangers can not be completely examined without disassembly of the unit. On those models that have openings for examination we will make every effort to spot any problems. But even in the best of cases, we can only view a small portion of the exchanger. You may if you wish get an opinion from a heating technician or purchase a home warranty.

Our combustible gas detector is not foolproof. It detects that the possibility that these gasses exist. If high levels are detected, it will be noted on the report, and we will recommend that a qualified technician evaluate the problem.



HEATING SYSTEM

61. Fuel Shutoff

Yes No N/A Shutoff location Earthquake shutoff

62. Heating System

Boiler systems Electric baseboards/wall units Electric heat exchanger Woodburning stove
 Forced air Radiant floors/ceiling Gas space heater

63. Fan Forced Air Furnace

Fuel

Gas #1 Brand Name: #2 Brand Name:
 Oil Serial # Serial #
 Electric Model # Model #
 Approx. age Approx. age

Operation Fired from thermostat
 Normal operation Yes No Safety Hazard

Temperature
 Cold air
 Warm air

Heat exchanger inspection
 Visual with mirror Rusted
 Sealed, not inspected Flame distortion
 Not accessible

***view of heat exchanger is very limited.*

Type
 Central unit Ceiling furnace
 Wall furnace
 Floor furnace

Air circulation system
 Belt
 direct drive
 Gravity

Heat distribution
 Metal ductwork
 Flexible/insulated ducts
 Cold air returns present

Flue
 Metal Improper pitch
 PVC Rusted

Air filters
 Standard Replace
 Paper Clean
 Electrostatic Missing

Heat pump Aux Gas Aux Oil Aux Electric

Aux tested Yes No

64. Boiler Systems

Fuel
 Gas Brand Name:
 Oil Serial #
 Electric Model #
 Approx. age

Flue
 Metal Improper pitch
 PVC Rusted

Operation
 Fired from thermostat
 Normal operation Yes No Safety hazard

Circulation system
 Pump
 Gravity
 Multiple zones

Pressure/temp Gage
 Yes No
 Missing
 Not tested Extension proper

Relief valve
 Yes No
 Missing
 Yes No

We recommend all homes that have combustion appliances have [carbon monoxide](#) detectors.

General Comments