



Residential Property Inspections

Ph:(707) 310-0206 www.pacificinspections.net

Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

HEATING & COOLING SYSTEMS

Our examination of the heating and cooling system includes a visual inspection of the exposed and accessible heating and cooling equipment, thermostats, safety components, venting and distribution components. We activate the systems using normal operating controls, and examine the systems for proper function, excessive or unusual wear and general state of repair. Heat exchangers and evaporator coils are inaccessible by design and must be completely removed from the furnace cabinet to be correctly evaluated, therefore, inspection of heat exchangers and evaporator coils are beyond the scope of this inspection. We recommend annual servicing and inspection by a properly qualified and licensed technician.

HEATING SYSTEM

LOCATION: Located at the hall closet at the left side of the house.



BRAND NAME Carrier.

AGE OF FURNACE: Less than 2 Years.

DATE OF MANUFACTURE: Based on the manufacturers label, we have attempted to determined the year that this unit was manufactured. Based on that information, the year of manufacture was 2009.



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OVERALL CONDITION:

BONUS FEATURE! This furnace has been upgraded from the original.

Good condition. The furnace responded to operation by the thermostat control and appeared to be operating properly.



The utility company recommends that furnaces be serviced by a licensed technician at least once every year. We recommend you contact the local utility company (PG&E) to check this appliance for function and safety, this is usually a free service. The lack of proper service and maintenance, (such as the removal of dust from around the fan motor) can result in premature failure of the heating system components.

TYPE:

Forced Air Unit. High Efficiency Furnace. Typically operating at 90% efficient or more. Refer to the manufacturers specifications for ratings specific to this unit.

ENERGY SOURCE:

Powered by Natural Gas. Electronic ignition is provided. A gas supply line is present with the appropriate flexible connector installed.

CAPACITY OF UNIT:

120,000 BTU.

OUTPUT TEMPERATURE:

The output temperature is checked at most all of the readily accessible heating registers. Because we only run the heat source for a short period of time, there may be a difference in temperature between registers that are closer in proximity to the heating source and those that are further away, the following temperature is indicative of the average temperatures that were observed. If there are specific registers where the temperature does not fall within the range that would be considered typical, it will be noted.

The average temperature measured was 115 - 120 Degrees, this is within typical parameters.

COMBUSTION VENTING:

Good condition.

EXHAUST VENTING:

Good to Fair Condition.

Water staining is noted to the ceiling around the exhaust vent. These stains APPEAR to be the result of past, rather than current roof leakage. However it is not possible to be absolutely certain.





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- FILTERING:** The filter is located / installed at the ceiling the hallway.
- DUCTS & PLENUMS:** Flexible Round. Good condition where visible.
Air flowed freely from all of the readily accessible registers that were tested.
- USER CONTROLS:** Good condition. Thermostat(s) are the programmable type.

AIR CONDITIONING UNIT

- LOCATION:** Outdoors rear of the house towards the left end.



- BRAND NAME** Carrier.
- AGE OF UNIT:** Less than 2 Years.
- DATE OF MANUFACTURE:** Based on the manufacturers label, we have attempted to determined the year that this unit was manufactured. Based on that information, the year of manufacture was 2009.
- OVERALL CONDITION:** No physical operation of the Air-Conditioner was performed at the time of inspection, therefore we do not know the operating condition of this unit.
Note: Based on the Standards of Practice for the American Institute of Inspectors (All) we are not allowed to operate an air conditioner if the outside temperature at the location of the condenser did not reach 65 degrees or more before the time of the inspection. Operating the air conditioning when the ambient temperature is below 65 degrees can potentially damage some components of the system.
- TYPE:** Central air-conditioner, 6 Ton Unit
Proper sizing on a heating and cooling system involves many calculations. A typical value used for air conditioners is one ton (12,000 Btu/hour) per 500 square feet. This does not take into account differences among house orientation, insulation levels, design, construction, and energy efficiency or intended use of the system. I am not the correct professional to determine if this is the proper size for this house. If this is a concern to you, I recommend contacting one or more licensed Heating, Ventilation, and Air-Conditioning contractors to make calculations and determine the correct size for this home.

Note: The most common sizing mistake is in over-sizing. This not only creates a higher cost to the buyer, but also forces it to operate inefficiently, break down more often, and more expensive to operate. Oversized heating equipment also often creates uncomfortable and large temperature swings in the house. Oversized air conditioners do not run long enough to dehumidify the air which results in the "clammy" feeling and unhealthy mold growth in many air-conditioned houses.
- ENERGY SOURCE:** 220 Volt. Electrical disconnect is present, as typically required.