

Air Conditioning

Key -- for report information

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| (1) Recommend evaluation by a structural/geo-technical engineer. | (4) This item is a safety hazard - correction is needed. |
| (2) Recommend evaluation and repairs by a licensed contractor. | (5) Upgrades are recommended for safety enhancement. |
| (3) Refer to a qualified termite report for further information. | (*) This item warrants attention / repair or monitoring |

1. Air Conditioning System Location Comments and/or photos may be added Here

2. **Exterior Unit Location** [Comments and/or photos may be added Here](#)

3. **A/C System Type:** [Comments and/or photos may be added Here](#)

4. Not Present Not Inspected (*) Note [Comments and/or photos may be added Here](#)

5. Area Served: [Comments and/or photos may be added Here](#)

6. **NOTE: Air Temp below 65 degrees Fahrenheit: unable to test system(s) (*) (operation could cause damage. (*) (2)**

7. **Appears Serviceable** Worn (*) Not Functional (*) (2) **Unsafe (2) (4) (5)** Near End of Life (*) (2)

8. [Comments and/or photos may be added Here](#)

9. Exterior Unit: [Comments and/or photos may be added Here](#) [Comments and/or photos may be added Here](#)

10. Debris or landscape materials in contact with unit, suggest removal

11. Visible Coil [Comments and/or photos may be added Here](#)

12. Power Type: [Comments and/or photos may be added Here](#)

13. Electrical Disconnect: [Comments and/or photos may be added Here](#) [Comments and/or photos may be added Here](#)

14. Condensate Removal: [Comments and/or photos may be added Here](#) [Comments and/or photos may be added Here](#)

15. Refrigerant Lines: [Comments and/or photos may be added Here](#) [Comments and/or photos may be added Here](#)

16. **NOTE: As of January 23, 2006, all new outdoor condensing units will be manufactured to a new Department of Energy standard requiring a minimum Seasonal Energy Efficiency Rating of 13. This can have a significant financial impact when replacing an old unit. Recommend consulting with a licensed HVAC contractor for further information on this issue.**

17. **NOTE: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.**

Covers are not removed to view interiors of condenser or evaporators, this is beyond the scope of the inspection.

Subjective judgement of system capacity is not part of the inspection. Window or portable units are not inspected.