TIGER HOME INSPECTION INC.©

HIRE THE EYE OF THE TIGER

Our rating system is as follows:

- A: Indicates item is functioning as originally intended.
- B: This item is functioning less than originally intended. Maintenance, repair or upgrade is suggested.
- C: Caution is advised with this item, as it is not functioning.
- NR: Not inspected. No rating.
- Δ: Further consultation with a contractor is advised.

CENTRAL HEATING AND COOLING

❑ Oil ❑ Gas ❑ Electric ❑ Propane

Sample

	A	B	C	NR	Δ
1. Thermostats: Location_____	❑	❑	❑	❑	❑
2. Fire grade sheetrock	❑	❑	❑	❑	❑
3. Emergency shut off: Location_____	❑	❑	❑	❑	❑
4. Exposed flue and damper from the Heat Plant	❑	❑	❑	❑	❑
5. Burner/Gun	❑	❑	❑	❑	❑
6. Fire box liner	❑	❑	❑	❑	❑
7. Asbestos like material **See Note F** ❑ Yes ❑ No					
8. **Boiler** Type_____ ❑ PSI_____ ❑ Temp _____ ❑ sight glass ❑ low water cut off ❑ exp. tank water level_____ ❑ auto feed ❑ press. relief valve ❑ back flow preventer	❑	❑	❑	❑	❑
9. Circulator pump	❑	❑	❑	❑	❑
10. Zone valve	❑	❑	❑	❑	❑
11. Pipes	❑	❑	❑	❑	❑
12. **Furnace** Type _____	❑	❑	❑	❑	❑
13. Heat exchanger **See Note C**	❑	❑	❑	❑	❑
14. Circulator fan	❑	❑	❑	❑	❑
15. Filter	❑	❑	❑	❑	❑
16. Duct work (in basement)	❑	❑	❑	❑	❑
17. **Electric** baseboard heat	❑	❑	❑	❑	❑
18. **Space Heaters** Location _____	❑	❑	❑	❑	❑
19. Fuel tank ❑ propane ❑ fill and vent stacks ❑ oil level ____ ❑ emergency shut offs	❑	❑	❑	❑	❑
20. **Cooling system (Ducted systems only)**	❑	❑	❑	❑	❑
21. Compressor	❑	❑	❑	❑	❑
22. Evaporator unit	❑	❑	❑	❑	❑
23. Service line ❑ insulation ❑ sight glass	❑	❑	❑	❑	❑
24. Condenser drain	❑	❑	❑	❑	❑
25. Temp. at service line _____/_____	❑	❑	❑	❑	❑
26. Temp. at air intake-outlet _____/_____	❑	❑	❑	❑	❑
27. Electric disconnect	❑	❑	❑	❑	❑
28. Compressor slab	❑	❑	❑	❑	❑

IMPORTANT INFORMATION PLEASE READ:

A. This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy; therefore, we suggest that you obtain a major service policy for the heat plant from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. B. In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. C. To determine the condition of the heat exchanger in forced Hot Air units, major disassembly by a heating technician is required. **This report does not represent the condition of the heat exchanger** and we recommend that you have this evaluated. **Defects in the heat exchanger may require replacement of the entire furnace.** D. Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place on the system. E. Check with the local community for regulation regarding discontinued oil tanks. F. Asbestos insulation should be removed or encapsulated using current professional procedures. G. All material must be kept clear of contact with electric baseboard for safety. Electric thermostats have a limited life expectancy. H. Radiant heat in slabs and ceilings is not accessible. I. Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. J. Most compressors and evaporators are sealed units which are not accessible. The average life expectancy is 5-10 years. K. Annual servicing of the A/C heat pump system by a licensed technician is advised. L. Propane or gas piping not included in this report. Consult licensed contractor.