☐ N/A CENTRAL AIR CONDITIONING 17

☐ An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
☑ This feature was inspected, working properly or needs some action - **X** indicates feature was NOT **working** as intended, needs immediate attention **or** is highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

COMPRESSOR / CONDENSER ☐ Appears Functional ☐ PORTABLE Window / Wall Mount **(see below)**

Location: ☐ Front ☐ Back ☐ Side *(of house)* Make _____ Age _____ Model _____

☐ Electric ☐ Part of heat pump ☐ Evaporative cooler (swamp cooler) **(see below)**

☐ Older unit - may be nearing end of expected life *(15 - 20 years)* ☐ Data plate missing / not legible

☐ **TOO COLD to test** Outside air temperature below 18° C / 65° F) Compressor may be damaged if activated at this time

Observations ☐ Noisy ☐ Damaged fins ☐ Leaking ☐ Dirty ☐ Iced up ☐ No power ☐ Damaged

☐ Unit must be kept **level and free of leeves / debris** ☐ **Dryer vent too close** to unit (lint clogs openings)

Temperature differential: IN _____ ° F OUT _____ ° F = _____ ° F (should be between 14 and 22 degrees ° F **(see below)**

☐ R.L.A. _____ ☐ Amps _____ ☐ Approximate tonnage _____

ELECTRICAL ☐ Appears Functional

☐ **Electrical disconnect** switch present **Located:** ☐ on wall beside compressor ☐ on unit ☐ at main panel ☐ at sub-panel

☐ **No electrical disconnect** switch within site or reach of compressor. Recommend installation of disconnect switch

Service Wiring: ☐ **Appears Functional** ☐ Loose ☐ Damaged **Panel Wiring:** ☐ **Appears Functional** ☐ Loose ☐ Damaged

EVAPORATOR ☐ Appears Functional *(not fully visible without disassembly)*

☐ Leaking ☐ Dirty ☐ Loose mounting ☐ Damaged ☐ Disconnected ☐ Obstructed ☐ No "P" Trap on drain line

Condensate Termination Point: ☐ Floor drain ☐ Utility pan ☐ In-house standpipe ☐ Exterior ☐ Pump required ☐ Bucket ☐ Sink

REFRIGERANT LINES ☐ Appears Functional *(Not fully visible)*

☐ Damaged coolant lines ☐ No insulation ☐ Damaged insulation ☐ Leaking ☐ Ice on unit or lines

AIR DISTRIBUTION ☐ Appears Functional *(Ducts may not be fully visible)*

☐ Damaged, leaking or disconnected ☐ Recommend servicing system and checking refrigerant level

☐ The air conditioning system at this property is an integral part of the forced air heating system using heating ducts for distribution - see notes

EVAPORATIVE COOLER ● N/A ☐ Appears Functional ☐ Not tested (weather) ☐ Inoperative / Disconnected

Roof Jack Condition: ☐ Leaking ☐ Loose or damaged **Pump:** ☐ **Appears Functional** ☐ Not tested ☐ No water or power

Evaporator Pads: ☐ Damaged, loose, missing **Pan:** ☐ Rusted ☐ Debris and mould-like material noted in pan or on pads

Air Conditioning

1 ☐ **DIFFERENTIAL temperatures** at the supply and return air plenums are between 14° F and 22° F which indicates unit is within normal ranges and is cooling as intended.

2 ☐ **DRYER VENT IS CLOSE** to air conditioner. Clogging of a/c condenser unit is possible if this area is not kept clean.

3 ☐ **OLD COMPRESSOR UNIT** (outside A/C unit) and even though the temperature differential may have shown a normal range, it may only last a few years more, but maybe not. Some units fail shortly after an inspection during seasonal temperature changes. Expect 15 to 20 years with normal operation and maintenance.

4 ☐ **A/C NOT TESTED -** cold weather may damage compressor. Air conditioners should not be operated when outside temperatures are **below 65 degrees F.** (18° C) as this can cause damage to the unit.

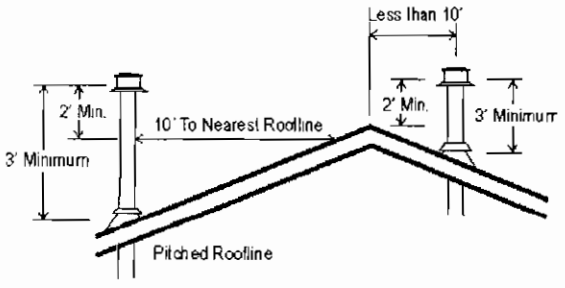
During winter months, when we cannot check these systems, you or your agent should **obtain some assurance from the owner** or his representative as to the condition of the air conditioning system.

4 ☐ **12 HOUR WARM-UP BEFORE INSPECTION -** The main disconnect switch must be in the "ON" position for 12 hours before the initial start-up for each cooling season (some units have an internal heater). Switch must be on continuously for the entire cooling season in order to prevent serious damage to the compressor

5 ☐ **PORTABLE WINDOW** or **WALL AIR CONDITIONERS** are not inspected as these are not part of a typical CAHPI inspection. Observations are given as a courtesy only.

✓ **CENTRAL AIR CONDITIONING SYSTEMS** usually work in conjunction with a forced air furnace. The two main components are; the evaporator, usually located in the furnace, and the "compressor - condenser", located outdoors. Inspectors check these systems by activating normal controls and operating the system when outside temperatures allow - over 18° C.

Comments: _____



CHIMNEY MINIMUMS