

- 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.

DISTRIBUTION SYSTEM N/A Appears Functional Not fully visible (no visibility inside ducts)

- Amateur workmanship evident Unable to locate heat supply at _____
- Ducts** **Appear Functional** openings in ducts damaged rusted loose wet odors low volume of air
- Registers** **Appear Functional** blocked missing loose rusted Insufficient support of ducting
- Zone Valves** **Appear Functional** not operational leaking rusted
- Circulating Pump** **Appears Functional** noisy leaking not operational rusted
- Humidifier** **Appears Functional** not operational rusted, leaking, musty or dirty (see notes below on humidifiers)
- Heat Recovery Ventilation (HRV)** **Functional** clean filters twice a year Not operating Damaged or improper ducting
- Radiators or Convectors** **Appear Functional** cold - not operational damaged leaking rusted
- Baseboards** Keep draperies & furniture clear for proper circulation baseboards loose on walls improper or damaged wiring
 Annual **cleaning** of radiators or convectors is recommended to remove dust and allow good circulation of air
- Possible **asbestos noted** (see note 9 below) **Slab ducting** - monitor for moisture, mildew, debris and air flow
- Recommend **insulating ductwork** (cold atmosphere) Recommend **heating cables** or insulation on pipes in unheated areas
- Recommend insulation between **hot air ducts and wiring** Recommend **sealing all duct connections** to stop air leaks
- Mobile Home** - check yearly to ensure that crossover ducts in crawlspace of double-wide units are properly insulated

FURNACES

- 1 **STANDARD, MID and HIGH EFFICIENCY FURNACES AND BOILERS** offer little (10%) or no opportunity for an internal inspection of the heat exchanger with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. We encourage you to obtain the services of a qualified professional to perform a complete inspection of your furnace prior to the start of each heating season.
- 2 **HEAT PUMPS** require regular maintenance once they reach the age of five to ten years. It is technically exhaustive and beyond the scope of this inspection to inspect all cycles and mechanical aspects of these units. Have a qualified heating specialist monitor and explain the operation of these units.
- 3 Units with **WATER, STEAM OR ELECTRIC BASEBOARD HEATING SYSTEMS** require a **source of fresh air** in winter. There is an increased possibility of moisture leading to mould concerns, iced or frosted windows. See page 16.
- 4 Although **WARRANTED FOR 10 TO 20 YEARS**, many furnaces, wall heaters or boilers can last 30 or more years. I cannot determine the time remaining or the validity of any original warrantee. Budget to replace any unit approaching 20 to 25 years as failure could appear at any time.
- 5 It is recommended that any heating system over **10 YEARS OLD**, be cleaned and inspected by a qualified service professional **NOW** and on an **annual basis**.
- 6 I noted the **POSSIBILITY OF A LEAK** in the heat exchanger. Often, the actual condition can only be determined with certainty by removal and a visual inspection of the entire heat exchanger. This requires the entry of the outer shell and is beyond the scope of any home inspection. A heating contractor is equipped to confirm its operation.
- 7 I noted the **POSSIBILITY** of a **OIL OR NATURAL GAS LEAK**. This condition was noticed by a typical **ODOUR** and may have been confirmed by using a gas detector. Your heating contractor is equipped to inspect this for you.
- 8 **CARBON MONOXIDE (CO)** is a by-product of incomplete fossil fuel combustion. It is a colourless, odourless, tasteless gas and is poisonous and deadly. I recommend installing a CO alarm near bedrooms and other living areas. All fuel burning appliances should be maintained and checked regularly by qualified technicians. Install a CO alarm if you have a gas furnace, water heater, gas fireplace or attached garage.
- 9 **ASBESTOS DUCT WRAP** may have been used on heating ducts. This is not normally considered a health hazard unless it is friable (fibres enter the air). **Only** a qualified asbestos remediation specialist should be retained to remove this material **if** it is necessary to disturb the ducts or wrapping.
- 10 **DETERMINING BTU REQUIREMENTS, CLEARANCES and SIZE REQUIREMENTS** can be **technically exhaustive** and is beyond CAHPI standards. An HVAC analysis would include a large amount of data and variables and cannot be determined in a 3-hour full-house examination. Consult a heating professional if your house seems too hot or too cold or your AC or furnace runs continuously. A reasonable attempt to evaluate the condition and operational function was made; but many systems require continuous operation over a varied range of temperatures and conditions to fully determine if it is functioning as intended.
- 11 **HEATING OR A/C CONCERNS WERE NOTED** - possible concerns include: **vent sizing, improper clearances, improper venting, rusting and high humidity installations, lack insulation on ducts**, etc. These areas could affect your safety, the life of the unit or its efficiency and should be addressed by a professional.
- 12 **HUMIDIFIERS:** In accordance with industry or CAHPI standards, we do not evaluate humidifiers as part of our service. However, because warm moisture can promote the growth of **bacteria, yeasts, and fungi**, their reservoirs must be kept clean when in use, and desalinated and serviced when they are not in use. Whole house humidifiers, as opposed to portable ones, are often found attached to the return air ducts of a forced-air furnace. They could represent a significant health hazard, especially to elderly people or those with respiratory problems.
It is essential that these units are cleaned and drained during the summer months.
 The need for a humidifier depends on your life-style. You may find that your family activities, showers, cooking and so on, generate enough moisture in the normal course of events. On the other hand, if you find that you are constantly being zapped by static electricity, one may be necessary.
- 13 **PILOT LIGHT WAS NOT LIT (heater, furnace or other gas-fired appliance):** In accordance with accepted CAHPI standards, we cannot light pilot lights or operate shut-off valves that have been turned off prior to the inspection. Lighting a gas-source appliance could have disastrous results to the client or the home if the unit is damaged or was shut off for a variety of unknown reasons. Please ask your agent or the homeowner to ensure pilots operate prior to a home inspection or confirm proper operation of the unit.
- 14 **UNPROFESSIONAL WORKMANSHIP** Examples of unprofessional workmanship were noted in the heating system - increasing the probability of hidden and other deficiencies and various types of system failures.