

- 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

LOCATION / TYPE

- Utility room Basement or Crawlspace Closet Throughout house Garage* Exterior

Heating Type Radiant Forced Air Wall Heat Pump Boiler Gravity Floor Steam

Fuel Type Electric Natural Gas Wood Propane Oil Pellet Coal

1) Appears Functional Make BASEBOARD BTU's (Est.): STD Approx. Age 2008

2) Appears Functional Make WARNOCK BTU's (Est.): 30,000 Approx. Age 2008

Efficiency: (approx.) Electric (100%) High (88 - 95%) Medium (78 - 82%) Conventional (55 - 60%)

*Gas Appliances located in a garage must be located 18" above the floor to prevent vehicle impact damage

GENERAL CONDITION / BURNERS

- Appears Functional No response to normal controls

Pilot Light Functional not lit (see Page 16 Note 13) High / Low - Pressure / Temperature

Electric Ignition Functional needs attention Furnace fan runs continuously - have serviced

Fan Belt N/A (direct drive motor) Functional loose worn Pulley adjustment needed - vibration noted

Filter(s) functional dirty Clean or replace often during the heating & cooling season

missing loose wrong size washable

Electronic Filter Functional no power not connected damaged parts missing UV filter

High Efficiency Condensate discharges to: floor drain drain stack exterior pumped to interior drain system or exterior

Closed system makes it difficult to inspect, without disassembly of furnace Noise - excessive or unusual during operation

Evidence of leakage at boiler or pipe fittings Flame roll-out or scorching Return air supply from attic or crawlspace

Hostile environment Furnace is located in a damp environment expect rusting Unit keeps cycling - short cycles noted

RELATIVELY OLD and may have limited life - units generally last 20 to 25 years. Typical rust flakes or soot in exhaust ducting

Too hot - unit not tested as air temperature at controller prevented furnace from starting (beyond temperature range)

RECOMMEND SERVICE by a HEATING PROFESSIONAL of this furnace because of its age, operating condition or other safety concerns. This includes cleaning, servicing blower motor, pilot, vents and burners

The HEAT EXCHANGER in a furnace is mainly hidden from view (only 10 - 12% is visible) Its condition cannot be determined without being disassembled - this is NOT POSSIBLE during a visual home inspection. With older units, we recommend a heating contractor check the condition of the heat exchanger or other servicing issues before contract settlement.

✓ Inspectors are NOT PERMITTED to ignite pilots or light fireplaces. Ensure that all systems are activated before the inspection.

✓ BURIED OIL TANKS cannot be inspected (or their presence confirmed) and are beyond the scope of this inspection. An attempt to determine the existence of a oil tank has been made, however; we encourage due diligence to determine proper operation or removal

VENTING

- NIA Appears Functional Not fully visible

Inducer fan: Appears Functional Noisy Corrosion noted Improper vent angle

Barometric vent damper: Appears Functional Defective Sporadic operation

Vent terminates below / near window (safety hazard)

Typical corrosion at vent pipe / draft diverter

Vent pipe too short at roof

Asbestos-like materials may have been used in heating system

Improper clearance from combustibles (minimum 6" required)

DIRECT VENT

COMBUSTION AIR

- NIA Appears Functional

Insufficient air supply for combustion is likely - do not block air required for combustion with storage or other materials

Return air and combustion air are in danger of mixing

Exterior vents: blocked missing dirty

CONTROL MECHANISM

- NIA Appears Functional All controllers for electric heat were activated

Controls or gauges need repair or replacement

Radiant heat does not shut off completely

Expansion Tank: Leaking Waterlogged Rusted/corroded

Solar System: not evaluated in this report

Furnace Safety Switch: Visible Not visible N/A

Location: Wall Ceiling On unit Electrical panel

Controllers: Appears Functional Damaged Broken Loose

Controller Type: Digital Manual

Comments: ALL BASEBOARD HEATERS
WERE MANUALLY CONTROLLED

WINTER HUMIDITY GUIDE

Properties with **WITHOUT FORCED AIR HEATING** have an increased possibility of excess moisture leading to iced or frosted windows. Use this guide to control indoor humidity concerns.

Outside Temp	Recommended RH
-20° F -31° C or less	15%
-10° F -25° to -30° C	20%
0° F -19° to -24° C	25%
10° F -16° to -18° C	30%
20° F -11° to -15° C	35%
Over 20° F 0° to -10° C	40%