

## HVAC

### .1111 HEATING

**(a) The home inspector shall inspect permanently installed heating systems including:**

- (1) Heating equipment;
- (2) Normal operating controls;
- (3) Automatic safety controls;
- (4) Chimneys, flues, and vents, where readily visible;
- (5) Solid fuel heating devices;
- (6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
- (7) The presence of an installed heat source in each room.

**(b) The home inspector shall describe:**

- (1) Energy source; and
- (2) Heating equipment and distribution type.

**(c) The home inspector shall operate the systems using normal operating controls.**

**(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.**

**(e) The home inspector is not required to:**

- (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage;
- (2) Operate automatic safety controls;
- (3) Ignite or extinguish solid fuel fires; or
- (4) Inspect:
  - (A) The interior of flues;
  - (B) Fireplace insert flue connections;
  - (C) Humidifiers;
  - (D) Electronic air filters; or
- (E) The uniformity or adequacy of heat supply to the various rooms.

### .1112 AIR CONDITIONING

**(a) The home inspector shall inspect:**

- (1) Central air conditioning and through-the-wall installed cooling systems including:
  - (A) Cooling and air handling equipment; and
  - (B) Normal operating controls.
- (2) Distribution systems including:
  - (A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; and
  - (B) The presence of an installed cooling source in each room.

**(b) The home inspector shall describe:**

- (1) Energy sources; and
- (2) Cooling equipment type.

**(c) The home inspector shall operate the systems using normal operating controls.**

**(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance**

**(e) The home inspector is not required to:**

- (1) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
- (2) Inspect window air conditioners; or
- (3) Inspect the uniformity or adequacy of cool-air supply to the various rooms.