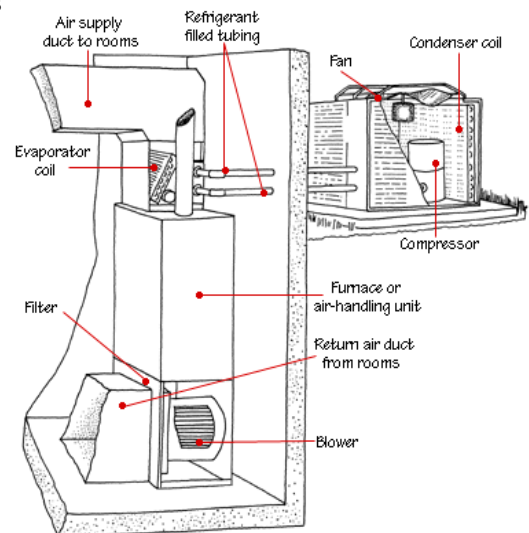


Consumer Information Sheet – MA Home Inspector Central AC Inspection

Massachusetts Regulation: [266 CMR 6.04](#) (7) System: Central Air Conditioning

Description: The Inspector performs a visual examination and delivers a written description of the condition of the following components:

1. The condenser
 - a. Cold gas line insulation
 - b. Fan-coil units
 - c. Electric power shut off
 - d. Electric power outlet
2. The air handling unit
 - a. Blower motor
 - b. Support of air handling unit
 - c. Electric power shut off
- d. Electric power outlet
3. The distribution system
 - a. Type of Duct work
 - b. Duct work insulation
 - c. Dampers
 - d. Registers
4. Normal operating control (Thermostat)



The Inspector reports whether the system or component has readily observable signs indicating that it is in need of repair or requires further investigation.

Exclusions: *The Inspector shall not be required to:*

1. Collect engineering data on the size of the cooling equipment, the size or length of the distribution systems.
2. Identify the type of insulation coverings.
3. Observe, Identify, or Report On air filters and/or their effectiveness.
4. Have the Seller and/or the Seller's Representative Operate the cooling systems when weather conditions or other circumstances may cause equipment damage, or when the electrical supply to the unit is in the off position.
5. Observe, Identify, or Report On evaporator coils.
6. Observe, Identify, or Report On non-central air conditioners.
7. Report On the adequacy or uniformity of the in place system(s) to cool the dwelling and/or the various rooms within the dwelling.

Provided by: United Inspection Service

508-788-1447

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