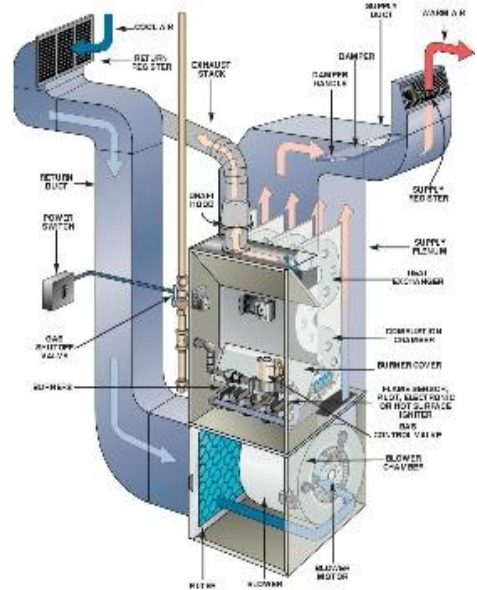


Consumer Information Sheet – MA Home Inspector Heating Inspection

Massachusetts Regulation: [266 CMR 6.04](#) (6) System: Heating

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

1. Energy Source
 - a. Oil
 - b. Natural Gas
 - c. Electric
 - d. Propane
2. Heating Equipment and Safety Controls
 - a. Furnace
 - b. Boiler
 - c. Steam
 - d. Flue Piping
3. Distribution System
 - a. Forced Hot Air
 - b. Forced Hot Water
 - c. Radiator
4. Fireplaces
 - a. Damper
 - b. Hearth
5. Normal Operating Controls (Thermostat)
6. Habitable Room Heat Source
7. Insulation



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. Test and/or inspect the heat exchanger. This requires dismantling of the furnace cover and possible removal of controls.
2. Collect engineering data on the size of the heating equipment and/or the size or length of the distribution systems.
3. Report On the adequacy or uniformity of the in place system(s) to heat the dwelling and/or the various rooms within the dwelling.
4. Operate heating systems when weather conditions or other circumstances may cause equipment damage, or when the electrical and/or fuel supply to the unit is in the off position.
5. Ignite or extinguish solid fuel and/or gas fires.
6. Identify the type of insulation coverings.
7. Observe, Identify, or Report On:
 - a. The interior of flues with the exception of exposed flues serving other appliances as Observed in the smoke chamber of the fireplace.
 - b. Fireplace inserts flue connections.
 - c. Humidifiers.
 - d. Electronic air filters.
 - e. Active underground pipes, tanks, and/or ducts. However, the Inspector must Report their existence if it is known.
 - f. Active oil tanks.
 - g. The uniformity or adequacy of heat supply to the various rooms.

Provided by: United Inspection Service

508-788-1447

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