

General Information

Buyer Name:	Email:	Home Phone:	Cell Phone:
Address:	City:	State:	Zip Code:
Age of House (Approx. In Years):	Approximate Sq/Ft:	Approx. Closing Date:	
Technician Name:	Inspection Date:		

Boiler

Manufacturer:		Model:	Serial #:
Fuel Type:		Design Life:	Estimated Age in Years:
Zone Type:		Number of Zones:	
Steam Boiler?	Low Water Cut Off?	Back Flow Preventer?	Relief Valve Piped to the Ground?
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No
Comments:			

Santa Report

Draft Over Fire:	
At Breech:	
Boiler Pressure:	
Temperature:	
Condition of Equipment	
Boiler	Burner
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor

Domestic Hot Water

Manufacturer:		Model:	Serial #:
Fuel Type:		Design Life:	Estimated Age in Years:
Equipment Type:		Gallons (If Storage Tank):	
Tankless Coil?	Storage Tank?	Mixing Valve?	Relief Valve Piped to the Ground?
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No
Comments:			

Santa Report

Water Pressure:	
Temperature:	
Condition of Equipment	
Tank	Coil
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor

Furnace

Manufacturer:		Model:	Serial #:
Fuel Type:		Design Life:	Estimated Age in Years:
Air Filter Type:		Air Filter Size:	Number of Zones:
Damper Operation?	Adequate Ventilation?	Rust/Cracks/Leakage?	Evidence of Poor Combustion?
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No
Water in Chimney?	Gaps in Chimney?	Fresh Air Intake?	Excessive Blower Noise?
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No
Comments:			

Santa Report

Oxygen Reading:	
Stack Temperature	
Fuel Pressure:	
Condition of Equipment	
Furnace	Burner
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor
Smoke Pipe	Blower
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor

Oil Tank

Tank Location:		Fill Location:		Vent Location:	
Feed Type:		Tank Size:		Fill Size:	
Vent Size:		Estimated Age in Years:		Manufacturer:	
Vent Alarm?	Tank Monitor?	Oil Line Location	Tiger Loop?	Floor Drain or Pump?	Below Grade Oil Line?
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Top	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> Bottom	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No
Comments:					

Santa Report

Condition of Equipment

Tank	Oil Line
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor
Legs	Pipes
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor

Propane Tank

Tank Location:		ASME:		DOT:	
Gas Line Type:		Tank Size:		Estimated Age in Years:	
Generator Brand:		Generator Size:			
Generator?	Pool Heater?	Appliances?			
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="checkbox"/> Cooking	<input type="checkbox"/> Grill	<input type="checkbox"/> Hot Water	
<input type="radio"/> No	<input type="radio"/> No	<input type="checkbox"/> Fire Place	<input type="checkbox"/> Heat	<input type="checkbox"/> Other _____	
Comments:					

Santa Report

Condition of Equipment

Tank	Fuel Line
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor
Generator	
<input type="radio"/> Good	
<input type="radio"/> Fair	
<input type="radio"/> Poor	

Air Handler

Type of Handler:		Model:		Serial #:	
Manufacturer:		Location of Unit:		Estimated Age in Years:	
Zones:		Gallons (If Storage Tank):		Condensate Type:	
Pan Switch?	Refrigerant?	Zones?	External Heating Coil?	Secondary Pan?	
<input type="radio"/> Yes	<input type="radio"/> R22	<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes	
<input type="radio"/> No	<input type="radio"/> 410A	<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No	
Comments:					

Santa Report

Condition of Equipment

Handler	Condensate
<input type="radio"/> Good	<input type="radio"/> Good
<input type="radio"/> Fair	<input type="radio"/> Fair
<input type="radio"/> Poor	<input type="radio"/> Poor
Zones	
<input type="radio"/> Good	
<input type="radio"/> Fair	
<input type="radio"/> Poor	

Condenser

Manufacturer:		Model:		Serial #:	
Condenser Location:		Air Filter Size:		Estimated Age in Years:	
Comments:					

Santa Report

Condition of Condenser

<input type="radio"/> Good
<input type="radio"/> Fair
<input type="radio"/> Poor

Additional Equipment

Humidifier?	Air Purifier?	AC Attached to Furnace?
<input type="radio"/> Yes	<input type="radio"/> Yes	<input type="radio"/> Yes
<input type="radio"/> No	<input type="radio"/> No	<input type="radio"/> No
Comments:		

Santa Report

Condition of Humidifier

<input type="radio"/> Good
<input type="radio"/> Fair
<input type="radio"/> Poor

Terms and Recommendations

Scope Of Inspection.

As part of your overall home inspection, Santa Fuel evaluated all readily accessible components of the oil or propane fired heating and water heating equipment found in the me-mechanical area of the home in accordance with State of Connecticut Regulations Concerning Home Inspections. Other related equipment and components of the heating system found elsewhere in the home such as pipes, fittings, zone controls, radiators, air handlers, air ducts, and thermostats were not inspected by Santa Fuel. Due to the nature of this home inspection, we could not inspect any components of the heating system or water heating system that were not readily visible and accessible such as, but not limited to, buried oil or propane lines, buried oil or propane tanks, inaccessible oil or propane tanks, chimneys, or components concealed by the equipment exterior jacket. As such, these elements are beyond the scope of this inspection. Moreover, Santa Fuel does not: inspect for compliance to building codes or regulations; search or test for abandoned or removed oil or propane tank; or assess heating systems for the possibility of flood-related problems. Aboveground oil or propane tanks which are readily accessible are included within the scope of our review but are not tested. Our inspection evaluated the heating system(s) as of the time of the inspection and it is not meant to be a guarantee of future performance. With the exception of safety and limit controls which are not tested as part of this inspection, if Santa Fuel failed to reasonably detect an inoperable part of the heating system's oil or propane burner or its controls during the inspection, Santa Fuel's sole responsibility will be to repair or replace that failed part at no cost. The integrity of those parts of the boiler, furnace and water heater that are inaccessible, not readily visible, or are covered by exterior jackets, is not within the scope of this inspection and Santa Fuel will not be liable for any current or future defect or failure of those parts (including, but not limited to, boiler sections, combustion chambers, and heat exchangers).

Test All Underground Oil Tank(s).

If an underground oil tank is not being removed prior to your purchase of the house (as we would recommend), the oil tank should be properly tested and enrolled in an approved environmental protection plan prior to purchasing the house. We recommend that you do not rely on the seller's environmental protection plan as a substitute for tank testing. Please keep in mind that most underground oil tanks are designed to last only 15-20 years.

Test All Underground Propane Tank Anode Bags.

All underground propane tanks should have the anode bag tested annually. That test is not part of this inspection.

Check For Abandoned Or Removed Oil Tank(s).

Even if the house you are purchasing has an above ground oil tank, it is possible there is an abandoned oil tank still in the ground or that a leaking underground oil tank was removed but not properly remediated. You should be sure to inquire from the seller as to what oil storage systems had been used at the site. If an oil tank was removed, you should be sure to carefully review and save the appropriate documentation regarding the tank removal and subsequent remediation, if any.

Have Your Heating System Cleaned And Tuned Annually By A Licensed Technician From A Reputable Fuel Dealer.

All oil or propane-fired heating equipment should be cleaned and tuned annually by a licensed heating system technician. You should, however, visually inspect the heating system yourself periodically to make sure the system is not leaking or smoking.

Maintain Adequate Combustion Air.

All oil or propane-fired heating systems require sufficient air to maintain proper combustion. Be sure to allow adequate air flow to the oil or propane burner. Inadequate air flow can result in a plugged heating system, carbon monoxide, soot damage, or fire. Keep the burner clear of debris, lint, or pet hair. If the heating system is in a confined space, make sure the unit always has access to adequate air through louvered doors or outside air supplies in accordance with local regulations.

Boilers And Water Heaters Should Be Operated Continuously.

If a boiler or water heater is turned off for more than a week, it is possible that condensation can cause the unit to plug when it is turned on again. If any heating system is re-started (including forced air furnaces), you should be sure to carefully monitor the system.

Protect Your Home And Family Against System Failure With A Monitored Security System.

Early detection can be tremendously important in preventing or minimizing damage or injury. Premises left unattended for more than 12 hours in freezing weather (32°F / 0°C or less) can suffer catastrophic damage if there is no heat. We strongly recommend that you arrange to have your premises checked twice daily in freezing weather AND also install a monitored security system capable of sensing low temperatures, heating system failure, propane or natural gas leakage, carbon monoxide and fire. Carbon Monoxide (CO) detectors, whether stand-alone or monitored, should be installed in the mechanical room area and in the living space(s). If either is present, propane or natural gas leak detectors should also be installed in the mechanical areas.

Fuel Lines.

Our inspection checked the visible portions of the oil or propane lines. If there are oil lines, we also checked for properly installed oil safety valves and fire safety valves. We do not recommend using oil or propane lines that run under the foundation of the home. Be careful not to accidentally damage exposed oil or propane lines. All propane lines with corrugated steel tubing (CSST) should be bonded. In addition, all propane lines should be pressure tested and all regulators on propane systems should be inspected and tested. Those inspections and testing are not part of this inspection.

Budget For The Replacement Of Older Heating Equipment.

If a unit is approaching or is past the end of its design life, you should expect that the unit might fail and require replacement. When a heating unit fails, it can cause extensive water, smoke, or fire damage. We therefore recommend that heating equipment be replaced before the end of its design life. Newer heating equipment is usually more efficient, more reliable, and safer as well.

Domestic Coils.

If your heating system uses a domestic coil to make hot water, a mixing valve should be installed to prevent accidental scalding. Furthermore, many domestic coils will not provide adequate hot water for your needs. Also, as domestic coils get older they can accumulate scale which may result in inadequate hot water. We typically recommend installing dedicated water heaters that should produce more than enough hot water.

Steam Systems.

If your home has a steam heating system, you need to flush the system's low water cutoff and check water levels on a monthly basis. Be sure to have a technician show you how to perform these important safety tasks.

Chimneys And Draft.

Our representative did not visually inspect the chimney as part of the inspection. If the chimney has poor draft, it is possible that the chimney is in poor condition or was improperly designed. A chimney with poor draft may need repair or the installation of a draft inducer.

Direct Vent Or Power Venting Systems.

If your heating system is equipped with a direct vent or power venting system, you should be sure to verify with local authorities to confirm the direct vent or power venting system is installed in compliance with municipal codes, regulations, and building standards.

Summary

Signatures

I hereby give Santa Fuel permission to contact me by phone or email to review this report and to promote the sales of goods and services. I understand this inspection report is subject to its terms and recommendations. I understand I will receive a copy of this report by email.

Home Buyer's Signature

Date

Photos

Boiler

Domestic Hot Water

Furnace

Oil Tank

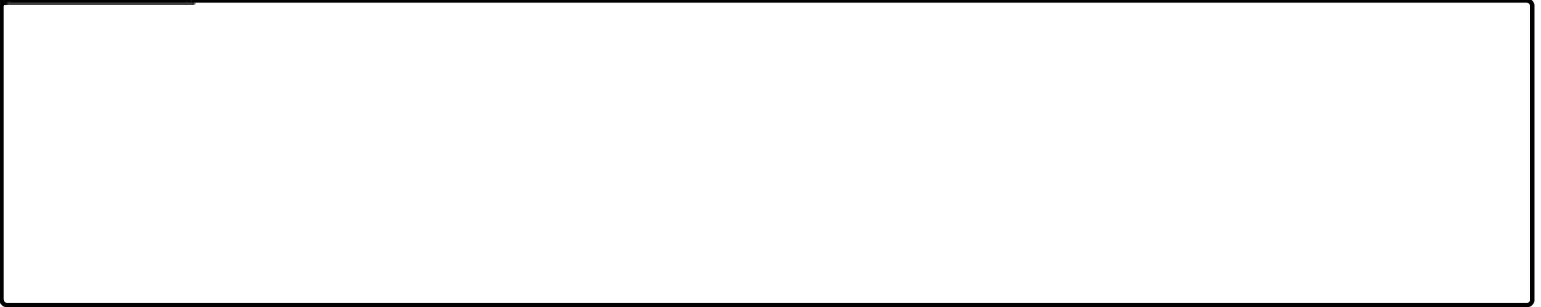
Propane Tank

Photos

Air Handler



Condenser



Air Purifier



Humidifier



Additional Equipment

