



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



P. O. Box 681451 Schaumburg, IL 60194
(847) 630-6508 Fax:

E-mail: kanecounty@hometeam.com

HomeTeam[®]

INSPECTION SERVICE

Monday, March 18, 2019

**123 Sample Drive
Anytown, IL 60000
Inspection #: XXXX**

Dear Bill Sample,

On 3/18/2019 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

**Charlie Crout
450.011601 IL LIC EXP 11-30-2020
HomeTeam Inspection Service**

Welcome To Your New Home!



PREFACE:

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any **major visual defects*** noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

Major Visual Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The inspected property consisted of a two story wood-framed structure with cedar siding that was occupied at the time of the inspection. There were no major visual defects on the visible portions of the siding. The approximate temperature at the time of the inspection was 35 to 40 degrees Fahrenheit, and the weather was sunny. The utilities were on at the time of the inspection. The buyers agent were present during the inspection. The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The age of the home, as reported by the MLS sheet was said to be twenty-one years old. There was a concrete walkway leading to a concrete porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

There was an asphalt driveway on the right side of the home which led to the garage. There were no major visual defects observed in the driveway.

GARAGE

The attached garage was designed for three cars with access provided by two overhead-style doors. The Marantec brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The concrete garage floor was in serviceable condition. There were no major visual defects observed in the garage or the door mechanisms.

- ***There was storage in the garage that obscured some areas from visual inspection.***



DECKS

There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were visual defects observed on the visible portions of the deck or support structure.

- ***The deck guardrail was missing and should be corrected as this is a safety concern.***



ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering was approximately less than one year. There was one layer of shingles on the roof at the time of the inspection. There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were at the beginning of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no visual defects detected on the exterior of the roof.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

There was one chimney and one flue chase. Observation of the chimney and chase exterior was made from the ground, with the aid of binoculars. There were visual defects observed on the exterior.

- ***The concrete chimney cap was cracking and should be repaired.***



FOUNDATION

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a

foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

FINISHED BASEMENT/LOWER LEVEL WAIVER

The interior walls of the basement/lower level were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no major visual defects observed on the visible portions of the foundation.

- ***There was storage in the basement that obscured some areas from visual inspection.***



BASEMENT (LOWER LEVEL)

The full basement was partially finished, and contained the following mechanical systems: furnace, water heater, sump pump and ejector pump.

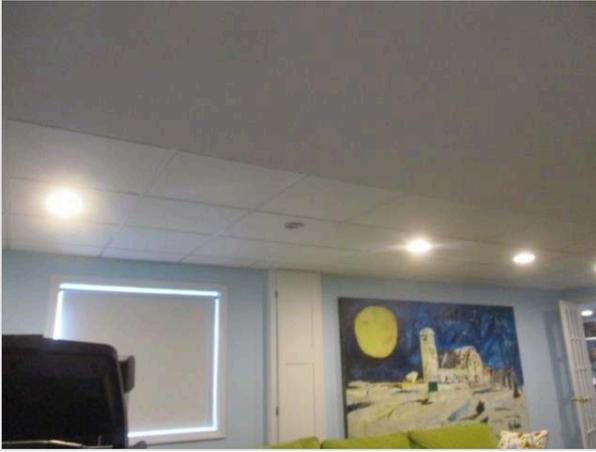
The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by twelve-inch wood joists spaced sixteen inches on center. There was a 5x8 -inch steel I-beam center beam and four-inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

- ***Part of the basement ceiling was finished, which restricts a clear view of the floor joists. As a result, we were not able to see the entire floor structure during the inspection.***





PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a well and pump. The visible waste lines consisted of PVC pipe. The home was connected to a septic tank system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at the utility tub and found to be 40 to 50 pounds per square inch. There were visual defects observed in the visible portions of the plumbing system.

- ***The half bathroom toilet was loose on the floor and should be secured.***

The gas meter was located on the left exterior wall. The main shutoff valve was located at the meter. Testing was not performed to detect the presence of gas fumes, but none was detected at the time of the inspection.

There was a sump pump located in the basement. The sump pump was functional.

- ***The sump pump pit was dry and should be monitored during heavy rain.***



- ***We recommend installing a battery back up for the sump pump as necessary.***

There was an ejector pump located in the basement. The ejector pump was functional.

There was a 50 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Rheem, model number 41V50 and serial number RHNG0398A39071. Information on the water heater indicated that it was manufactured 21 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

- *There was corrosion at the bottom of the T&P pipe and should be monitored for action.*



- *There was a saddle valve over the hot water heater that should be replaced with a positive shut off valve.*



- *Based on the age of the water heater, we recommend budgeting for replacement.*

ELECTRIC SERVICE

The underground electric service wire entered the home on the rear wall. The electric meter was located on the exterior wall. The service wire entered a Siemens service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. The main disconnect was located inside the service panel. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the rigid conduit type and appeared to be in good condition.



A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were

inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, kitchen, bathroom and garage. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

- ***The front exterior GFCI outlet would not trip and should be replaced.***
- ***The family room right wall GFCI outlet would not trip and should be replaced.***

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS / CARBON MONOXIDE DETECTORS

There were smoke alarms and there were carbon monoxide detectors found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. It should be noted that there are natural gas mechanical systems located in the home, therefore the potential exists for the units to malfunction causing the release of an odorless, colorless, poisonous gas called Carbon Monoxide. In addition to having these mechanical systems serviced on a regular basis to maintain their proper operation, Carbon Monoxide detectors are required within 15 feet of every bedroom in the home. The manufacturer's directions should be followed for correct placement and installation of the detectors.

INTERIOR - WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum-clad, double hung style, with double pane glass. Most interior and exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

- ***The right rear bedroom right window lock would not latch and should be repaired or replaced.***



- ***There were some window screens missing that should be located or replaced.***

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

LIVING LEVEL

The first level consisted of living room, family room, dining room, kitchen, laundry room and half bathroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. The stairs and landings throughout the home were tested and inspected. There were no major visual defects observed on the first level.

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric natural gas range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Maytag range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Kenmore dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The L/G washer and Kenmore dryer were tested and found to be functional.

SECOND LEVEL

The second level of the home consisted of four bedrooms, loft and two full bathrooms. There were no major visual defects observed on the second level.

FIREPLACE

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A gas-starting, wood-burning fireplace was located in the family room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

- ***There was mortar missing from the firebox of the fireplace located in the family room. The bricks and mortar inside the firebox are designed to act as a heat and spark shield and should be free of any voids. The fireplace should be serviced and repaired by a chimney sweep prior to use.***





For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the 2nd floor bedroom. The attic above the living space was insulated with batted and loose-fill insulation, approximately 14-16-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing. Because of the configuration of the catwalk or lack thereof, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.





HVAC INSPECTION REPORT

The heating, ventilating and air conditioning systems were inspected by Comfort Systems Heating & Air (630) 888-1477. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Lennox natural gas forced air furnace, model number G20Q34E1256 and serial number 5998E57427 which is 21 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 125,000 BTUH. NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The heating system was found to be functional.

- ***Due to the age of the furnace, we recommend further evaluation by an HVAC technician with a scope camera to ensure there are no cracks in the heat exchanger as this is a safety concern.***
- ***The furnace should be cleaned and serviced by an HVAC technician.***
- ***Due to the age of the furnace, we recommend budgeting for replacement.***

There was Lasko humidifier in place on the furnace. The humidifier was tested and found to be functional.

The electric outdoor air conditioner condensing unit was a Ducane, model number 4AC13L42P9A and serial number 1917C66757. The unit is located in the back of the home. This unit is approximately two years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was found to be not tested as the outside temperature was below sixty degrees.

- ***The air conditioner was not tested as the outside temperature was too low.***
- ***The condenser should be cleaned and serviced by an HVAC technician in the spring.***

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

DUCTWORK

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE

The 20x25x1 inch disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS

The control for the heating and air conditioning system was a 24 volt thermostat located on the hallway wall of the home. The thermostat was manufactured by LUX and was found to be in working order.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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The purpose of this summary is to provide a "quick view" of the key points of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at

123 Sample Drive, Anytown, IL 60000:

Exterior

- *The concrete chimney cap was cracking and should be repaired.*
- *The deck guardrail was missing and should be corrected as this is a safety concern.*
- *There was storage in the garage that obscured some areas from visual inspection.*

Basement

- *There was storage in the basement that obscured some areas from visual inspection.*

Floor Structure

- *Part of the basement ceiling was finished, which restricts a clear view of the floor joists. As a result, we were not able to see the entire floor structure during the inspection.*

Plumbing

- *The half bathroom toilet was loose on the floor and should be secured.*
- *The sump pump pit was dry and should be monitored during heavy rain.*
- *We recommend installing a battery back up for the sump pump as necessary.*
- *There was corrosion at the bottom of the T&P pipe and should be monitored for action.*
- *There was a saddle valve over the hot water heater that should be replaced with a positive shut off valve.*
- *Based on the age of the water heater, we recommend budgeting for replacement.*

Electric

- *The front exterior GFCI outlet would not trip and should be replaced.*
- *The family room right wall GFCI outlet would not trip and should be replaced.*

Interior

- *The right rear bedroom right window lock would not latch and should be repaired or replaced.*
- *There were some window screens missing that should be located or replaced.*

Fireplace

- *There was mortar missing from the firebox of the fireplace located in the family room. The bricks and mortar inside the firebox are designed to act as a heat and spark shield and should be free of any voids. The fireplace should be serviced and repaired by a chimney sweep prior to use.*

HVAC

- *Due to the age of the furnace, we recommend further evaluation by an HVAC technician with a scope camera to ensure there are no cracks in the heat exchanger as this is a safety concern.*
- *The furnace should be cleaned and serviced by an HVAC technician.*
- *Due to the age of the furnace, we recommend budgeting for replacement.*
- *The air conditioner was not tested as the outside temperature was too low.*
- *The condenser should be cleaned and serviced by an HVAC technician in the spring.*