

# ISS – Products



## Our Inspection Report

### Your Home Inspection Report

Our signature product provides a complete system by system based home inspection report. It is a 3-ring binder that includes our removable cover page based on **NCR paper format**. It is indexed with hard cover index tabs that readily identify the various house systems. It contains an “Authorization Form”, descriptive “Limitations” and explanation regarding “What happens if there’s a problem?”, as well as the inspection report forms, and basic information that describes a variety of topics such as “Roofing, flashings and chimneys”. Some basic illustrations are provided along with several pages that provide general ballpark repair costs. (See samples below)

It is reviewed and updated before reprinting on an annual basis to meet current Standards of Practice.

**Air Conditioning & Heat Pumps**

**Description**

**Air conditioning type**  Air cooled  Water cooled **Heat pump**  Air source  Water/ground source  
 Through wall  Primary heating system

**Powered by**  Electricity  Other \_\_\_\_\_  Primary heating system

**Age** \_\_\_\_\_ years (approximate)

RLA or FLA is \_\_\_\_\_ amps **Brand** \_\_\_\_\_

Rated fuse size \_\_\_\_\_ amps **Model No.** \_\_\_\_\_

Not visible  Not visible **Serial No.** \_\_\_\_\_

**Likelihood of failure**  High  Medium  Low **Unit Location** \_\_\_\_\_

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**Limitations**

**Air conditioning/heat pump system(s) inspection limited by**  Outside temperature  
 System not working  System shut down  No access to/legible data plate  Exterior unit load up  
 Exterior unit buried in snow/frozen cover  Pumps not tested  Refrigerant/coolant levels not determined  
 Adequacy of air flow/cooling/heating performance not determined

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**Conditions**

Air conditioning not tested  Heat pump not tested in heating mode  
 Heat pump not tested in cooling mode

**Air conditioning**  Old  Not level  Fins damaged/clogged  Fan/compressor noisy  Too low in ground  
 Clear foliage from around unit  Seal pipes at wall  Missing insulation on pipes  Not working  
 Working today  Cover top of exterior unit in Winter  Suction line was cold & sweating

**Heat pump**  Old  Not level  Fins damaged/clogged  Fan/compressor noisy  Too low in ground  
 Clear foliage from around unit  Seal pipes at wall  Missing insulation on pipes  Not working  
 Working today

**Interior units**  Seal pipes at plenum  Seal pipes at condensate tray/pump/floor  Fan noisy  Rust  
 Condensate tray leaks  Condensate pipes kinked/cracked/leak  Condensate pipes missing/poorly configured  
 Missing insulation on pipes  Water supply/discharge pipes leak  Connected to pool

Interior unit installed above electric furnace or electric plenum heater. **Possible electrical hazard** from potential leaks from condensate tray/pipes.

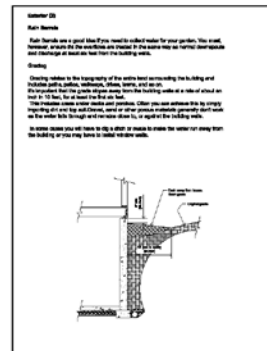
**Service air conditioning/heat pump before next season's use.**  Service agreement recommended

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**Additional Notes**

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**NOTE:** Our inspection report is also available in a “digital” version. The combines the best of our report with the 3D Inspection Systems, thus creating a computer based report format.

- The paper based format ranges in price between **\$18.95** and up to **\$21.95** depending upon quantity ordered.

*(Billy) Wilder’s Law – “Hindsight is twenty-twenty.”*