

BUILDING CONDITION SURVEY - MECHANICAL

Infra #: _____ Site: _____
 Name: _____

Date: _____
 By: _____

FIRE SPRINKLER SYSTEM (N/A)

N/A Y N General Comment:

A. Good condition and functioning properly?

WATER SYSTEM (N/A)

A. Material: Glav. steel pipe PVC Copper

B. Building service gate valve installed and working properly?

C. Flows and pressures acceptable?

D. No visible signs of system leaks?

E. Other:

PLUMBING FIXTURES (N/A)

A. No. of each: Toilets: _____ Urinals: _____ Lavas: _____ Tubs: _____

Showers: _____ Kitchen sinks: _____ Service sinks: _____

Floor drains: _____ Hose bibs: _____ Sprinkler systems: _____

Good condition and functioning properly?

B. No. of dishwashers: _____ Operating properly?

F. Other:

HOT WATER HEATER (N/A)

A. Type: Electric Gas Capacity: _____ gal.

B. Location(s): _____

C. Full way gate valve installed (3/4" on cold water side)?

D. P&T valve and relief line (to exterior) installed properly?

E. Access (24" wide, 30" high min.) and clearance (3" to vent) OK ?

F. If gas, fuel supply and connector (s.s.flex w/4" vertical trap) OK?

G. If gas, vent (type B, no single wall) and connector OK ?

H. If gas, combustion air adequate (2@100 sq.in. vents to interior 560 sq.ft. min. room or to exterior per code)?

I. If gas, not located in bedroom, bath or an adjoining closet?

J. Siesmic bracing installed OK (steel straps both top and bottom)?

K. 24" x 24" watertight pan with drain under heater if in attic or furred space; 18" above floor if in garage?

L. Other:

GAS SYSTEMS (N/A)

A. Fuel type: LPG Tank capacity: _____ gal. Natural gas

B. If LPG, tank supports including slab (6" thick) OK?

C. If LPG, tank flex connector OK?

D. If LPG, barriers and signing both sides tank OK?

E. If LPG, clearance from source of ignition OK (50' min.)?

F. If LPG, vegetative clearing OK?

G. If LPG, pressure regulator installed properly (screened vent pointed downward) with pipe strapped to 4" steel support post?

H. If LPG, painted surface of tank OK?

I. If LPG, plastic safety cap in place over pressure relief valve?

J. Pipes metal strapped @ 6' for 1/2" pipe, @ 8' for 3/4"-1" pipe?

K. Shutoff valve installed ahead of any union connections?

L. Gas piping properly coated to 6" above grade?

M. No buried gas piping under building, exposed pipe protected and 6" min. above grade or structures?

N. All gas fired appliances have accessible shutoff valves within 3'.

O. Unused gas appliance ends capped (interior and exterior)?

P. Other:

BUILDING CONDITION SURVEY - MECHANICAL

(continued)

HEATING SYSTEMS (N/A)

N/A Y N General Comment:

- A. Furnace type(s): Gas Electric
Radiator/boiler Central heat Direct vent wall
Other: _____
- B. Furnace location(s): _____
- C. In good condition and operating properly?
- D. If gas, fuel supply and connector (3' max. length) OK?
- E. If gas, combustion air adequate (see Table 7-A of UMC)?
- F. If gas, vent and connector OK?
- G. If central heat, return air adequate (not in closet, bath, kitchen)?
- H. If central heat, ducts in good repair (4" min. above ground if in
crawl space; straps spaced @12' vertically, @10' horizontally)?
Location of ducting: Attic Crawl space
- I. All furnaces, clearance (3" sides, back, top) and access (min.24"
wide door, 30" high x 30" wide access on service side) OK?
- J. Setback thermostat installed and functioning properly?
- K. Other:

AIR CONDITIONING SYSTEMS (N/A)

- A. A/C types: Pad mounted Window mounted
Swamp cooler Central A/C Wall unit
Combo heat/A/C wall unit Other: _____
- B. In good condition and operating properly?
- C. Other:

REFRIGERATION APPLIANCES (N/A)

- A. No. of refrigerators: Gas Electric
Location(s): _____
Coils clean and unobstructed?
In good condition and operating properly?
- B. No. of freezers: Gas Electric
Location(s): _____
In good condition and operating properly?
- C. Other: