HVAC Inspection Guide for Real Estate Agents

HVAC Inspections Los Angeles · Know Before You Close

$595
per system, flat fee

What the inspection covers

- **Heating:** heat exchanger, burner flame, ignition and flame sensor, gas connections, venting, safety limits
- **Cooling:** refrigerant charge, condenser and evaporator coils, compressor amp draw, condensate drainage
- **Ducts and airflow:** static pressure, duct leakage and insulation, register airflow, temperature split
- **Electrical and safety:** disconnects, wiring, capacitor and contactor, thermostat
- **Code and permits:** permit history, equipment age, Title 24 duct-test records (HERS, now ECC)

$595 per system, flat fee. Includes full testing, photo documentation and a written report. Estimates and quotes are always free.

Why it matters in escrow

A general home inspection confirms the system runs. It does not measure refrigerant charge, static pressure or the heat exchanger, so HVAC notes often end with "recommend further evaluation."

The HVAC inspection is that evaluation. Findings are photo-documented, which gives your buyer something concrete for:

- Repair-credit requests and cost-to-cure figures
- Unpermitted replacement flags
- Refrigerant type and R-410A planning

The report is findings-based. Your client is never obligated to use the company for repairs. **Book as soon as HVAC is flagged** so the report lands inside the contingency period.

12 HVAC items to check before closing

1. **Equipment age** from the data plates; it frames remaining life and repair value.
2. **Operation in both modes:** no failure to start, short-cycling or lukewarm air.
3. **Refrigerant type:** R-22, R-410A or a newer A2L; affects repair cost and planning.
4. **Ductwork:** no disconnected, crushed or uninsulated ducts.
5. **Airflow at the registers:** every room gets air.
6. **Permits:** recent replacements permitted and finaled.
7. **Condensate drainage:** drain lines, pans and overflow protection.
8. **Filtration:** no missing, wrong-sized or heavily loaded filter.
9. **Refrigerant line insulation:** intact on the outdoor suction line.
10. **Electrical at the equipment:** proper disconnect, intact wiring, no overheating.
11. **Noise and zoning:** no unusual noise; zones and thermostats respond.
12. **Visible installation defects:** venting, clearances, makeshift repairs, coastal corrosion.

Before inspection day, send the inspector

System count and locations · lockbox or access details · HOA or condo roof access approval · confirmation that gas and power are on · seller disclosures and the home inspection's HVAC section · your contingency deadline.

Book: (310) 465-3822

Free quote online:
app.e-denhomes.com/hvacinspectionslosangeles/Intro
Website: hvacinspectionslosangeles.com

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