

CONDITION SURVEY - MECHANICAL

District _____ Building Name _____ Bldg. # _____

Site # _____ Inspector(s) _____ Date _____

Site Name _____

<u>M1 Gas System</u>	Yes	No	Comment	H & S	Est.
	Number	Hazard	Repair	Cost	

A. Fuel Type: LPG _____ Nat. Gas _____

B. LPG Tank supports ok _____

C. LPG Tank flex connector ok _____

D. LPG Tank barriers ok _____

E. LPG Tank clearance ok _____

F. LPG Tank clearing ok _____

G. LPG pressure regulator
installed properly _____H. Gas piping materials and
installation ok _____I. Gas piping properly coated
to six inches above grade _____

J. No buried gas piping under building _____

K. Gas shutoff cock ok _____

L. Unused appliance line ends
capped _____

M. Tank Condition ok _____

N. Tank Specifications:

Mfg. By _____

Date Built _____

Capacity _____

Model Name & No. _____

Serial No. _____

O. Other _____

Yes No Comment H & S Est.
Number Hazard Repair Cost

M2 Water Heater

Electric _____ Gas _____ AGA Approved ____Yes ____No

Make & Model # _____

A. Location _____ Capacity _____ Serial # _____

Type _____ BTUH Input _____

B. Full way (gate) valve installed _____

C. Pressure and temperature valve
and relief line properly installed _____

D. Access and clearance ok _____

E. Vent and connector ok _____

F. Fuel supply and connector ok _____

G. Shut off Valve ok & accessible _____

H. Combustion air adequate _____

I. Temperature setting is proper _____

J. Sediment drained from tank _____

K. Water Heater blanket properly
installed _____

L. Other _____

M3 Air Conditioning Units

A. Location _____ Type _____ AGA Approved ____Yes ____No

Make & Model # _____ Serial # _____

Capacity (BTUH or Tons) _____

B. Clearance and access ok _____

C. Coil clean _____

D. Coolant line insulation ok ___ ___ ___ ___

E. Other _____

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Yes No Comment H & S Est.
Number Hazard Repair Cost

M4 Heating Units

Electric _____ Gas _____ AGA Approved ___ Yes ___ No

A. Location _____ Type _____

BTUH Input _____ BTUH Out _____

Make & Model # _____ Serial # _____

B. Fuel supply and connector ok ___ ___ ___ ___

C. Shut off valve ok & accessible ___ ___ ___ ___

D. Combustion air adequate ___ ___ ___ ___

E. Return air ok ___ ___ ___ ___

F. Vent and connector ok ___ ___ ___ ___

G. Clearance and access ok ___ ___ ___ ___

H. Filters clean. Size _____

I. Ducts in good repair, tight joints ___ ___ ___ ___

J. Setback thermostat installed,
functioning properly, and set at
correct temperatures. ___ ___ ___ ___

K. Other _____

M5 Range

Electric _____ Gas _____ AGA Approved ___ Yes ___ No

Top Burners _____

Make & Model# _____ BTUH Input: Oven _____

A. Commercial _____ Domestic _____ Serial # _____

B. Fuel supply and connector ok ___ ___ ___ ___

C. Shut off valve ok & accessible ___ ___ ___ ___

D. Burners correctly adjusted _____

E. Proper hood if commercial range _____

F. Other _____

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Yes No Comment H & S Est.
Number Hazard Repair Cost

M6 Dryer

Electric _____ Gas _____ AGA Approved ____ Yes ____ No

Make & Model # _____ Serial # _____

A. Location _____ BTUH Input _____

B. Lint screen clean _____

C. Exhaust vent properly installed
with no obstructions _____

D. Fuel supply and connector ok _____

E. Other _____

M7 Washer

A. Location _____

B. Make & Model # _____ Serial # _____

C. No signs of leakage, working
properly _____

D. Properly vented _____

E. Proper trap _____

M8 Woodstove

A. Make or type _____ Airtight? _____

B. Model # _____

C. Proper clearance from combustibles _____
Sides _____, Back _____, Front _____, Pipe/Stove to Combustibles _____

D. Hearth extension adequate size and

material _____

E. Chimney type _____

F. Chimney properly installed _____

G. Chimney properly cleaned _____

H. Other _____

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Yes No Comment H & S Est.
Number Hazard Repair Cost

M9 Fireplace

A. Type _____

B. Hearth extension proper size
and material _____
Hearth extension - front _____

C. Bricks and mortar in good
condition _____

D. Damper functions properly _____

E. Chimney properly cleaned _____

F. Other _____

M10 Refrigerator

Electric _____ Gas _____ AGA Approved ____ Yes ____ No

Number of Units _____

A. Make & Model # _____ Serial # _____

B. Location _____ Input BTUH _____

C. Fuel Supply & connector ok _____

D. Shut off valve ok & accessible _____

E. Coils clean & unobstructed _____

F. Door seals properly _____

G. Properly defrosted _____

H. Other _____

M11 Waste and Vent System

Waste Vent
A. Material: C.I. _____ G.S.P. _____ Material: C.I. _____ G.S.P. _____

ABS/PVC _____ Other _____ ABS/PVC _____ Other _____

B. Proper pipe sizes and materials _____

C. Proper sweeps _____

D. Proper vent terminations _____

E. Other _____

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Yes No Comment H & S Est.
Number Hazard Repair Cost

M12 Water System

A. Material: GSP _____ CU _____ PVC _____

Other _____

B. Building service gate valve installed
and functioning properly _____

C. Flows and pressure acceptable _____

D. Free of excessive velocity noises
and waterhammer _____

E. No visible signs of system leaks _____

F. Other _____

M13 Septic System

A. Septic tank sludge and scum levels
acceptable _____

B. Leach field diverter valves used _____

C. Other _____

M14 Plumbing Fixtures (X = Yes) (O = No)

Plumbing	No. of	Installed	Proper	Proper	Proper	Comment	H&S	Fixtures	Units	Properly?	Trap?
Vent?	Backflow	Number	Hazard	Preventer							

A. Toilet _____

B. Urinal _____

C. Lav. sink _____

D. Tub _____

E. Shower _____

F. Kit. Sink _____

G. Svc. Sink _____

H. Floor Drain _____

I. Drinking
Fountain _____

J. Wash Machine _____

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Plumbing Vent?	No. of Backflow	Installed Number	Proper Hazard	Proper Preventer	Proper Repair	Comment	H&S Fixtures	Units	Properly?	Trap?
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K. Dishwasher _____

L. Sprinkler
System _____

M. Other _____

M15 Other Equipment

1A. Type of Equipment _____ Yes No Comment H & S Est.
 Number Hazard Repair Cost
 Location _____ BTUH Input _____
 Make & Model# _____ Serial No. _____

1B. Installed properly? _____

1C. Operating properly? _____

1D. Properly maintained _____

1E. Other _____

2A. Type of Equipment _____

[illegible]

[illegible]