



Help Homeowners Be Fully Informed

FREE 15-POINT HVAC INSPECTION FROM A.B. MAY

The 15-point HVAC inspection takes a thorough look at the home's heating and cooling system including:

- heating and cooling functions
- refrigerant capacity
- thermostat calibration
- electrical connections
- proper airflow
- the presence of carbon monoxide
- and other important indicators

Note: You may also include maintenance service during the 15-point inspection for \$49 per unit (regular price: \$119).*

**with homeowner approval*

A traditional home inspection does not look closely at mechanical equipment, so Buyers may not be aware of serious issues with their heating and cooling system until after moving day. Help your homeowners have all the information they need BEFORE closing with a FREE HVAC inspection from A.B. May.

HOW IT WORKS...

- Schedule a FREE HVAC inspection by calling our REALTOR® Hotline: 913.888.4000.
 - Seller: any time during the listing
 - Buyer: during the inspection period
- An A.B. May technician will assess the quality and safety of the heating and cooling system.
- *If scheduled during the inspection period*, the agent scheduling the inspection will receive two copies of the findings report to share with the Seller and Buyer.
- If repairs are needed, the Seller may use their FREE Seller Warranty (if registered) for \$500 toward any covered repairs performed before closing.

WE LOVE TO ANSWER QUESTIONS!

To ask questions or schedule an inspection, call our REALTOR® Hotline: 913.888.4000.

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HOME WARRANTY PLUS with A.B. May

FREE HVAC 15-Point Inspection

Date _____ Tech # _____ Ticket # _____
Customer Name _____
Address _____
City, State, Zip _____
Phone (____) _____

Heating System

Brand _____
Model # _____
Serial # _____
Heating Capacity (BTUs) _____
Age of Unit _____
Location of Unit _____

Cooling System

Brand _____
Model # _____
Serial # _____
Cooling Capacity (BTUs) _____
Age of Unit _____
Location of Unit _____

1. ___ Physical Condition Adequate _____
2. ___ Room Ventilation Adequate for Furnace _____
3. ___ Flue Venting Adequate for Furnace _____
4. ___ Visual Inspection of Heat Exchanger _____
5. ___ Temperature Rise in Correct Range - Heating _____
6. ___ Check Electrical Wiring and Connections _____
7. ___ Correct Breakers or Fuse Sizes _____
8. ___ Correct Thermostat Operation and Calibration _____
9. ___ Proper Ventilation and Clearance around Outdoor Unit _____
10. ___ Refrigerant Capacity in Correct Range _____
11. ___ Airflow Adequate for System _____
12. ___ Leak Test of Evaporator Coil _____
13. ___ Condensate Drainage Correct _____
14. ___ Check Humidifier Operation _____
15. ___ Check Overall Operation _____

\$49 maintenance with seller approval

Quote requested for repair

Identified repairs needed

Quote requested for replacement

Received by _____

Homeowner

Buyer

Realtor



REALTOR® Hotline: 913.888.4000

hw.abmay.com