Cold Weather air Conditioning Inspection Waiver

Who should use this form?

This form should be prepared by the listing agent and provided to buyer’s agents along with the seller’s disclosure and other addendums.

What is the purpose of this form?

This form serves as a warning to buyer’s agents to remind their inspectors not to test the air conditioner during temperatures below 60 degrees, unless the inspector has special equipment that allows this test at lower temperatures. It also acts as an advisory to the buyers that the seller cannot guarantee that the air conditioner works on the date of the inspection, only that it worked during the month and year noted in the addendum.

When is the form used?

This form should be used when listing a home during fall and winter months.