

12 HVAC Questions To Ask Your New Home Builder Before You Buy

Residential HVAC units are complex machines that have a lot of internal parts and require professional installation and maintenance. Ask these questions when meeting with your home builder.

✓ General HVAC Questions:

- Who will install the HVAC system? Will the contractor complete the work, or subcontract it out to a third party HVAC company?
- Will the HVAC installer be NATE certified?
- Will a licensed HVAC contractor inspect the entire new HVAC system, including ductwork and electrical elements?
- What is the efficiency rating of the HVAC system? Is it Energy Star certified?
- How long does the warranty last and what repairs does it cover?
- What general maintenance will the HVAC unit require and what are the operational instructions?
- Does it have a programmable thermostat?

✓ Ductwork Specific Questions:

- Will an HVAC professional test all air ducts to ensure any leakage does not exceed recommended levels?
- Will all duct leaks be sealed prior to installation?
- Will you evaluate the HVAC system's air balance by measuring the supply and return ducts?
- Will you test the air ducts to make sure leakage does not exceed recommended levels?
- Will the ductwork be properly insulated and correctly sized for the HVAC equipment?