



The “comfort & asset” assessment guide ...

**...FOR ALL FUTURE BUILDING OWNERS.**

**WHAT TO LOOK OUT FOR: ON** Your possible future heating or cooling appliance(s).

“IT’S YOUR RIGHT to know what you’re getting into ...Before you buy something that you or your loved ones live & breath in ...Relica heating.”

*...A building assessment standard of the simplest possible “comfort & asset” occurring problems ...*

### **Introduction:**

The experience of likely purchasing a new or old building should be (**“STANDARDLY MANAGEABLE.”**) And without knowing the SIMPLEST REASONS WHY the heating or cooling appliance(s) ...Could completely cause disorder to your "comfort & asset" down the road ...IS STRESSFUL!

AND since we specialize in bringing landowners, (AND IN THIS CASE building owners), a more prouder & vivid outlook ...WE HAVE HONED IN ON finding a solution to completely eliminate this stress, (**when the experience of buying & sustaining a building should be “standardly manageable ...”**)

**...STRESS THAT EVEN WE GO THROUGH** at a greater ratio when stepping into a building ...With serious appliance malfunctions **OR** code issues ...

## THE “COMFORT & ASSET” ASSESSMENT GUIDE ...

...FOR ALL FUTURE BUILDING OWNERS.

...THE SOLUTION WE FOUND WAS FUNDAMENTAL for all future building owners! ...

...Outlined in detail furthermore FOR YOU in this guide ...

---

# THE “COMFORT & ASSET” ASSESSMENT GUIDE ...

...FOR ALL FUTURE BUILDING OWNERS.

## I<sup>ST</sup> STANDARD ...

---

...*If your heating or cooling appliance(s) CAN EVEN BE SERVICABLE* by a lot of companies out there, AS WELL AS US, **(this goes for all appliances)**.

### **WILL SAVE:**

- The cost from a tech driving to your building, only to find out he or she must head back.
- And **YOUR TIME**.

Step 1)

**(The only step)** Check on the inside front door panel of the appliance, **(top & bottom door)**, or around the inner walls of your heating or cooling appliance(s) to see if it has a RATING PLATE, **See example TO THE RIGHT →**

Without this rating plate *to the right*, you cannot get your heating or cooling appliance(s) serviced by a lot of companies, **EVEN US**.

### **REASON BEING ...**

...**IS** that when readjusting certain components on the appliance(s)  
...We must know the exact set pressures, settings, etc. according to the manufacturer's set instructions.

### **WHAT TO DO IF YOU DON'T SEE ONE:**

- Inform the seller that the majority of companies to service the appliance ...**BASED ON NO RATING PLATE, won't be very easy**, and in turn the appliance must either replaced ...

... **OR** the price of the home must be slightly adjusted down.

# THE “COMFORT & ASSET” ASSESSMENT GUIDE ...

...FOR ALL FUTURE BUILDING OWNERS.

## 2<sup>ND</sup> STANDARD ...

---

*Awareness & prevention* of possible flood damage to your appliance(s) & building **OVERTIME**

...

...**IF A FLOOD HAPPENS** to occur when your EITHER THERE OR AWAY ...

...AND WHAT YOU CAN DO about it in the future WITHOUT A TECH.

- ...Spoken for itself **WHAT THIS WILL DRASTICALLY SAVE!**

Step 1 “*awareness*”)

Check to see if the appliance(s) are elevated, (**MUST BE ELEVATED to code to protect it from possible floods ...**)

...**IF IT’S NOT** yet elevated there is a simple solution for this ... **You can either:**

- Inform the seller to have it fixed before you ever think of making a buying decision.
- Have the price of the building be slightly adjusted down.
- Pay a tech down the road to fix it, (**small fee of nearly \$140**).
- 
- OR DO THE JOB YOURSELF down the road.

Step 2 “*prevention*”)

IF YOU DO NOT WANT TO do all the above in step 1 EXCEPT FOR: “Do the job yourself,” (In your possible new building).

### **YOU MAY:**

- 1) Buy rubber pads or a water pan if you’re dealing with a water heater.
- 2) Elevate the appliance at each individual corner, then place one rubber pad underneath the corner/edge. Hence, to elevate the appliance, (**for water heaters, simply buy a water heater pan & place it underneath the water heater as required**).

**KEY NOTE:** Make sure the appliance is FULLY LEVEL after, (will eliminate the possibly of negative airflow pressure that can damage to the appliance ...AND other component issues like the condensate drainage system that MUST promote proper drainage).

# THE “COMFORT & ASSET” ASSESSMENT GUIDE ...

...FOR ALL FUTURE BUILDING OWNERS.

## 3<sup>RD</sup> STANDARD ...

Possessing the info IN AN OLD HOME when the appliance(s) were last safety tested **FOR ANY LEAKS!** ...Instead of asking the original owner in short, trusted relationships.

(New homes are naturally trusted more in connection with an established realtor).

### COULD SAVE:

- YOUR LIFE ...YOUR FAMILIE'S ...AND YOUR PET'(S), (down the road IF YOU DON'T get your appliance(s) looked at by a certified tech ...)  
...Leaks can increase the risk of fire & explosion, **NOT ONLY THAT.** But it can also cause oxygen deprivation to you or your loved ones, (almost just as **BAD AS SECONDHAND SMOKE**).
- YOUR ASSET.
- YOUR BUYER'S ASSET.
- AND YOUR OVERALL “comfort.”

Step 1) Check to see if there's a PRESSURE TEST TAG wrapped around the gas line of the appliance, (natural or propane), located closer toward the gas line running into the appliance's side, (see example BELOW).



Without this pressure test tag, you'll get your appliance(s) shut down for safety precautions, so it may be properly tested, (BASED ON THE FACT that there is no recorded info of the last safety test for leaks).

WHAT TO DO IF you don't see one:

## THE “COMFORT & ASSET” ASSESSMENT GUIDE ...

...FOR ALL FUTURE BUILDING OWNERS.

- Inform the seller that every gas line on an appliance **must be pressure tested & recorded** on a pressure test tag placed on the appliance(s), otherwise a new pressure test will have to be made. **IF NOT, IT AFFECTS THE:**

- Building price.
- Your possible future appliance installation cost.
- AND YOUR TIME.

NEARLY AN AFFECTING PRICE OF: \$2500-\$5000, **(on just the installation of a new appliance).**

**For any questions or help** regarding any of these tasks ...Please don't hesitate to call us during our hours of operation: Mon-Sat 24hrs/day

Business line: (705) 805-7763

...Get help from us when you really it!

## LAST STANDARD ...(THE 4<sup>TH</sup>) ...A KEY TAKEAWAY PIECE OF INFO ...

---

**IS THE WATER HEATER OR BOILER EVEN POWERFULL ENOUGH** for you & your loved ones *“in the rushing morning?”*

### **WILL SAVE:**

- YOUR “comfort.”
- **YOUR SANITY** from your children’s “possible discomfort!”
- AND YOUR TIME IN THE MORNING to get to work ...Or the office.

Step 1)

Check to see if the water heater OR boiler has these standard requirements for the right set number of bathrooms:

- 6-7 GPM (**Gallons per minute**) for 2 bathrooms
- **AND** 8-9 GPM for 3+ bathrooms

**...IF YOU NONE OF THESE MATCH YOURS OR** your loved ones “needed & wanted standard requirements,” you can either:

- Inform the seller that the appliance must be replaced in order to satisfy yours & your loved one’s standard requirements.
- Have the price of the building be slightly adjusted down, (**if it’s way below the “needed requirement.”**)
- OR PAY a tech to install another better appliance down the road.



“IT’S YOUR RIGHT to know what you’re getting into ...Before you buy something that you or your loved ones live & breath in ...Relica heating.”

For any questions or help don’t hesitate to call us ...We’re here to make a more prouder a vivid outlook FOR YOU ...AND your loved ones ...

Business line: (705) 805-7763