Roomwise DC Mini Splits

Mini-Split Quote Checklist for DC Homes

For comparing mini-split quotes on a Washington, DC house or condo. Use it to describe the rooms the same way to everyone, to ask each installer the same questions, and to check what you should hold when the work is done.

1. Describe the rooms first

Write this down before anyone visits, so every quote answers the same problem.

- ☐ Which rooms are uncomfortable, and in which season
- ☐ What heats and cools the house now: radiators, baseboard, window units, central air
- ☐ Which rooms have an outside wall, and which floor each room is on
- ☐ Where an outdoor unit could go: rear yard, rear wall, roof
- ☐ Whether the house is in a historic district, or a condo with rules on outdoor units
- ☐ Where the electrical panel is, and whether it has empty spaces

Rooms to cover

Current heat and cooling

Possible outdoor unit spots

2. What every quote should show

Compare quotes line by line. A quote that leaves these out is hard to compare with one that includes them.

- ☐ A heat-load calculation for each room, not a size by rule of thumb
- ☐ The make, model and capacity of every indoor head and outdoor unit
- ☐ Where each head goes and how its lines reach the outdoor unit
- ☐ Where each head drains, and whether a condensate pump is needed
- ☐ The electrical work: a new circuit, a disconnect, any panel work
- ☐ Who pulls the DC Department of Buildings permit, and whether historic review applies
- ☐ A pressure test and deep vacuum before the refrigerant is released
- ☐ What is not included, such as patching or painting

3. Questions to ask each installer

Ask everyone the same questions and note each answer.

- ☐ Is the work done under a DC license, and will the license match the permit?
- ☐ Where will the outdoor unit sit, and will it stay under DC's noise limit at the property line?
- ☐ Does the system qualify for a DCSEU rebate, and who files it?
- ☐ How long will the install take once the permit is issued?
- ☐ What does the warranty cover, and who registers the equipment?

Installer

Answers

Price

4. What you should hold at the end

Keep these together with the house records. A DCSEU rebate and any later repair both depend on them.

- ☐ The DC mechanical permit and its final inspection
- ☐ The equipment model and serial numbers, and the AHRI certificate
- ☐ The dated invoice
- ☐ Startup readings and the pressure test and vacuum record
- ☐ The warranty registration
- ☐ A short walkthrough of the remote and the filter cleaning

General planning information, not an assessment of a particular house. Codes, permit rules and rebate programs change; confirm them with the DC Department of Buildings and DCSEU.