

Inspection: [REDACTED] Address: [REDACTED]

Heating System(s)

We are not inspecting the heating system to make sure it is Code Compliant. That is the job of the local Code Enforcement Officers. We will test natural gas and propane furnaces for carbon monoxide and combustible gas leaks.

High-efficiency forced air natural gas and propane furnaces have a primary and secondary heat exchanger that are very restrictive in regards to accessing them for inspection. Most models require a licensed HVAC Contractor to open up the plenum, tilt up the A-coil, and inspect the primary heat exchanger using a mirror & flashlight. If that's not a viable option, then the other method entails disconnecting the gas lines and electric lines, prying apart the sealant, and sliding the heat exchanger out the front. When the inspection is all complete, they would then have to put it all back together if no cracks are found. This is way beyond the scope of our home inspection! We will not open up a high-efficiency furnace for these reasons to inspect the heat exchangers.

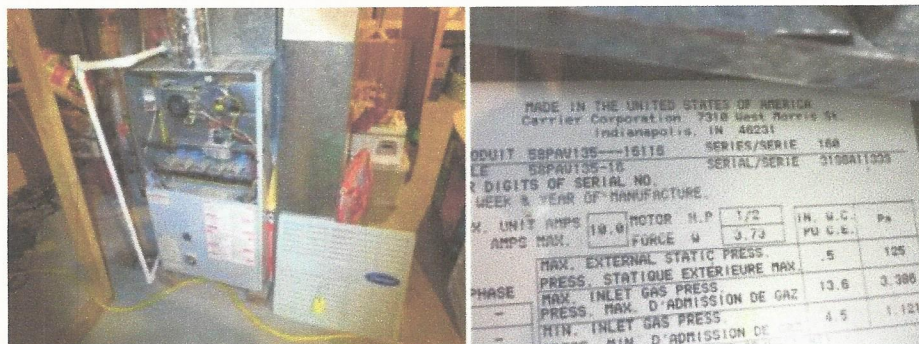
For 80% efficiency or less natural gas or propane furnaces, we can attempt to access the heat exchanger for inspection using techniques from Ellis Prach's Heat Exchanger Experts course. This type of inspection is beyond the ASHI Standards of Practice. It is also up to the discretion of the Inspector if that type of inspection is necessary. Sometimes, we'll remove the blower and gain access on newer furnaces that are only a few years old. Sometimes, we'll gain access and inspect only if they are much older. It's up to the call of the Inspector and what they are seeing on that specific inspection.

If the gas line is off to a furnace, we will not turn it on. If the gas is off at the meter and you would like us to return once the gas has been turned on, then we can return for an additional fee.

HEATING SYSTEM

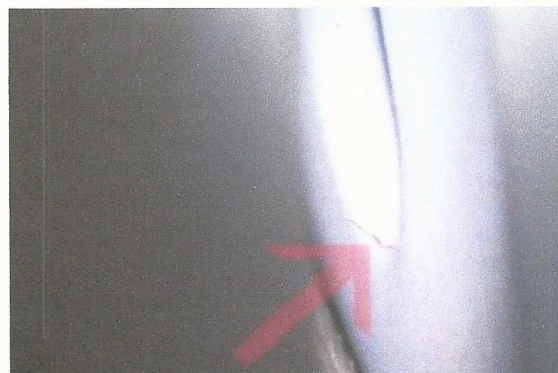
Heating System Type:

Carrier, Natural gas forced air 80% efficiency furnace.



Year Manufactured:

1998.



Furnace Condition:

This furnace has a Serpentine heat exchanger. I removed the blower and found 7 cracks at the dimples. There's probably at least 4 more where I couldn't get the mirror to go. This furnace has a cracked heat exchanger and is not safe! DO NOT USE!!! When cracks develop, there is a potential for flue gas (aka-carbon monoxide) to leak through

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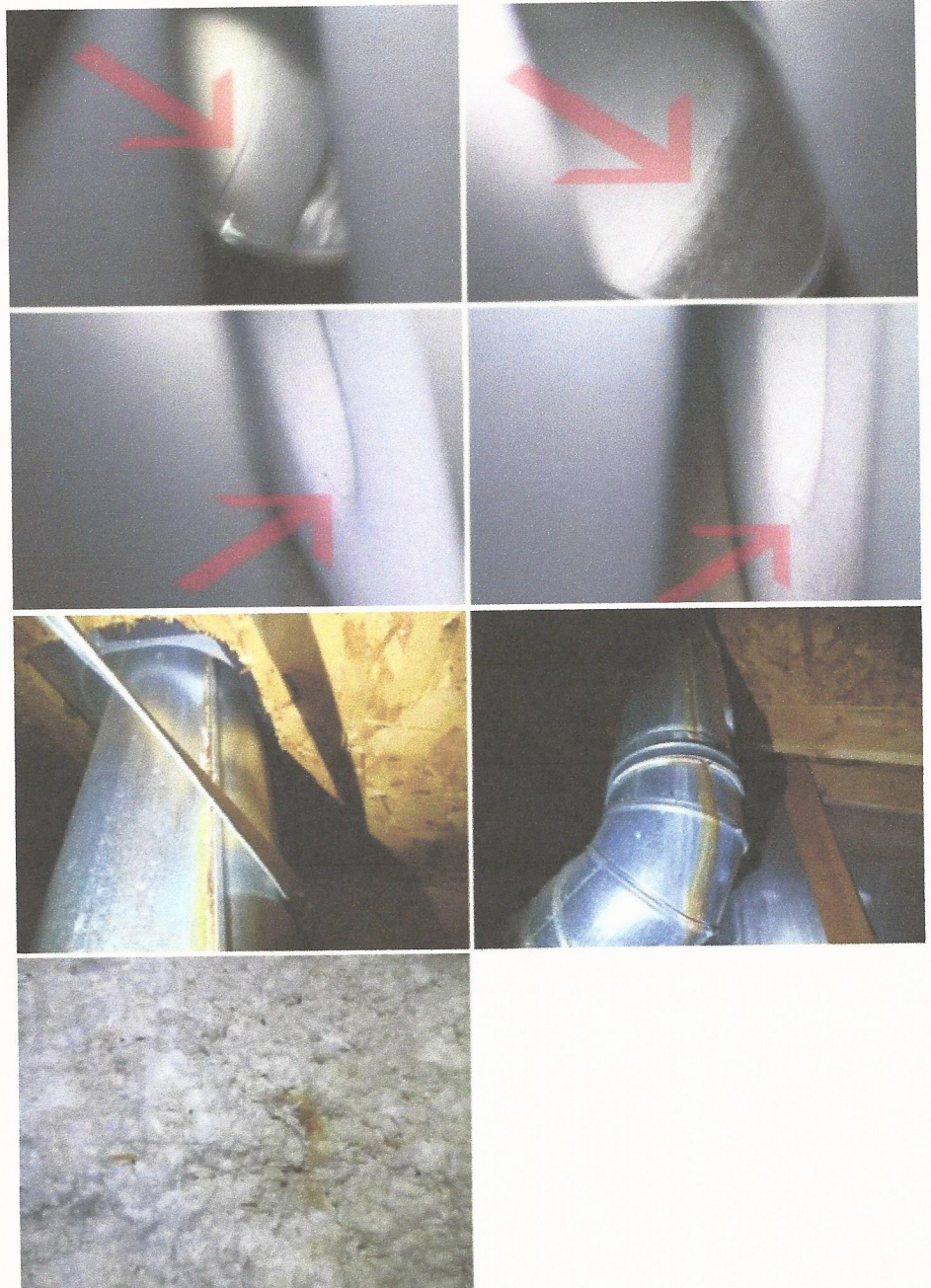
into the supply air and be blown throughout the home.

This furnace needs to be replaced!

There is also a natural gas leak up near the manifold in the ceiling.

The B-vent flue pipe appears to be leaking out the vertical seam just below the roof deck. This section of the flue may need to be replaced.

There is an opening in the plenum that needs to be sealed also.



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Recommendation(s):

Recommend having a licensed HVAC Contractor replace the furnace and repair the natural gas leak for safety reasons.



We recommend signing up for a licensed HVAC Contractor's annual service plan to properly maintain your mechanical systems which will in turn make them last longer.