

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:

Lennox, Natural gas 70% efficiency furnace.



Year Manufactured:

1987.



Furnace Condition:

The furnace did operate, but:

Inspection: [REDACTED] Address: [REDACTED]

This furnace is 29 years old. It has at least 2 cracks in the heat exchanger, possibly 3. They are all located just above the rear seam of the Duracurve. This furnace is not safe! DO NOT USE!!!

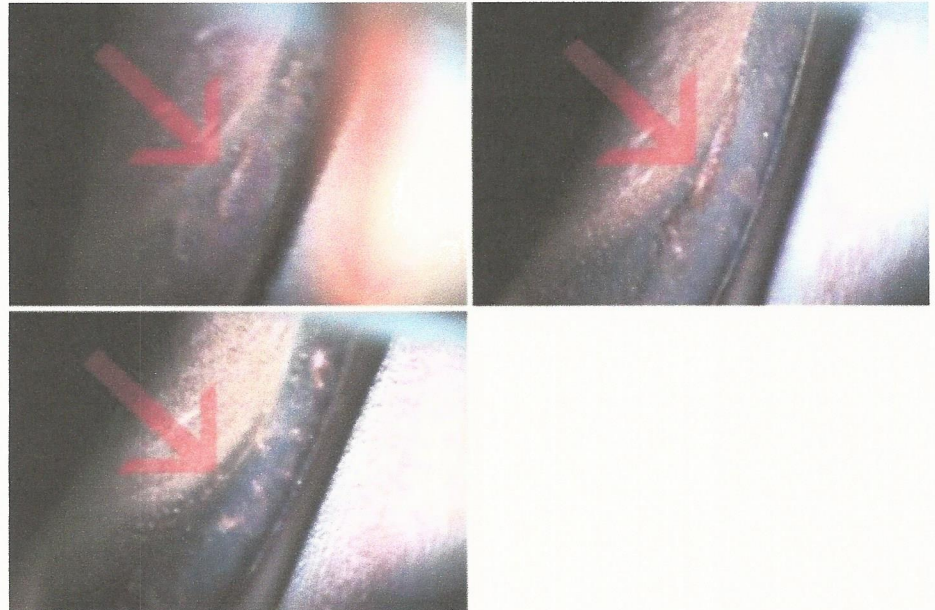
When testing for combustible gas leaks, I found 3 natural gas leaks: 1 at the uncapped end of the gas line to where the stove was hooked up, 1 at the water heater, and 1 at the furnace inside the cabinet. See pics for exact locations at the end of the wand of the combustible gas detector.

This furnace has a thermally actuated vent damper. These can become faulty and cause flue gases to back up into the home. Recommend removing it.

There is supposed to be a minimum 30" of clearance in front of the furnace. Someone installed a wall in front of the furnace cabinet by about 1" in front of the corner.



Inspection: [REDACTED] Address: [REDACTED]



Recommendation(s):

Recommend having a licensed HVAC Contractor replace the furnace 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.