

HEATING / AIR CONDITIONING SYSTEMS

We are not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. We cannot light pilot lights. Safety devices are not tested.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. We do not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM

Access:

DISCLAIMER - A heat loss calculation is not done. This is beyond the scope of a home inspection.

Location:

Basement, Utility Area.

Energy Source:

Gas.

System Type:

Forced Air.

Efficiency:

Mid Efficiency.

Approximate Age:

The furnace is in its third quarter of its expected life.

Combustion Air:

The overall condition is acceptable, performing its function as intended.

Venting:

SAFETY - Openings are present in the vent, as noted in the attic. It is my opinion that this is a carbon monoxide hazard. Carbon monoxide is an odorless, colorless gas that can cause illness, poisoning and death. Appropriate corrective action is recommended by a qualified HVAC contractor.



Air Filters:

MAINTENANCE - The filter is dirty, damaged, or not functional. This can result in mechanical damage to the equipment. Replacement of the filter is needed.