

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas •Wood
Heating System Type:	•Forced Air Furnace •Manufacturer: Greenbrier Friedrich•Serial Number: 922173•Model Number: GUB130ND81
Vents, Flues, Chimneys:	•Metal •Masonry-Lined
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Deferred Cost Item:** Unable to determine the age of the gas back up furnace, but it is an older unit and it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Monitor:** The wood stove is said to be around 30 years old, but has not been used much until the last 5 or so years. A hot fire was going during the inspection preventing inside of stove from being examined closely.
- **Repair:** The heating system requires service. The right hand burner did not burn properly at first and a gas smell was noted when the cover was first removed. Annual service by a qualified HVAC technician is recommended.



Flame yellow instead of blue.

Burning into the back side of burner.

Combustion / Exhaust

- **Repair, Possible Safety Issue:** The vent for the water heater and gas furnace goes through a window pane that has been removed and replaced with metal. Then it goes to the edge of the roof line, but does not extend above the roof peak as recommended. This condition should be evaluated and corrected as needed by a qualified heating technician.



Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

- **Major Concern:** It is not recommended the tuck under garage be used as a garage for a vehicle unless proper firewalls, fire rated door and any other needed changes be made to safely separate the house from the garage and carbon monoxide fumes produced by a vehicle.

SAFETY ISSUES

REPAIR ITEMS

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The masonry chimney should be cleaned to help assure safe, effective operation.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** The exterior wood should be painted or stained to preserve the building.
- **Repair:** Recommend caulking all exterior wall penetrations not currently sealed. Gaps were especially noted where the electrical enters the home.
- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.
- **Repair:** The grading should be improved to promote the flow of storm water away from the house and garage. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

- **Repair:** The drainage swale on the south (back) side (if effect, a wide and shallow ditch) should be improved. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.

Building Inspection Report

Inspection Date:
06/12/2013

Prepared For:

Building Inspection Report

