



HEATING SYSTEMS

#1 FURNACE

HEATING AREA:



Whole house.

BRAND:

Bryant.

TYPE:

Forced Air. This unit uses both gas and electricity. 80+ efficiency unit.

APPROXIMATE AGE:

2001.

ESTIMATED LIFESPAN:

According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

BLOWER MOTOR:

Operates smoothly.

FILTER TYPE:

The clip that secures the filter is laying in the bottom of the lower chamber and needs to be re-installed to secure the filter. Right now the filter moves inward and the air bypasses it completely.

HUMIDIFIER:

None.

THERMOSTAT:

Good.

HEAT DUCTS:

The visible portions of the ductwork are in working condition.

COMBUSTIBLE

Clearance to combustibles is Good.

CLEARANCE:

GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

SEDIMENT TRAP:

NOT INSTALLED - Sediment traps are installed in the gas line near the unit to catch any debris in the gas lines. This feature is required, yet rarely found in our area. See http://www.waterheaterexplosions.com/R_Drip_Leg.html for details.

VENTING:

The lower fresh air duct near the crawlspace opening is stuffed with fiberglass insulation. This large 10" duct should be open and free flowing to bring fresh air to the furnace and water heater. NOTE: This is not really a big deal until the basement is finished off and the gas fired appliances are contained in their own small room.

COMBUSTION CHAMBER:

Did Not Evaluate. The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

BURNERS:

Good.

RECOMMENDATION:

The now famous Mountain Fuel "Green Sticker" is NOT present on this unit. The "Green Sticker" verifies that this unit has been tuned to operate at this elevation and with the current grade of natural gas. Consideration should be given to having this unit serviced and tuned up to perform at its most efficient level.



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COOLING SYSTEMS

#1 AIR CONDITIONING

DID NOT TEST:

DID NOT TEST - I am unable to evaluate the working condition of air conditioning units when the ambient air temperature is below 65 degrees.

CONDENSER UNIT:



The compressor unit sits unlevel. It is recommended that the unit be re-leveled to help prolong the units lifespan.

CONDENSER

East.

LOCATION:

SUCTION LINE

There is blue staining on the PVC pipe just above the furnace. This is a sign that sweat condensate dripping is occurring from the black insulated copper pipe above the furnace. Monitor this and increase the insulation at the end of the larger copper pipe if dripping continues during the A/C season. The worst case scenario is that the dripping moisture shorts out the furnace mother board costing hundreds of dollars to repair.

INSULATION:

Acceptable.

CONDENSER CIRCUIT

BREAKER:

The exterior unit is a Ducane and the interior evaporator coil is a Bryant.

BRAND:

2002.

APPROXIMATE AGE:

COOLING FINS:

The condenser unit cooling fins are currently clean. Part of the regular maintenance is to hose off these fins to keep them clean and unobstructed. This will improve the overall efficiency of the unit.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.

EVAPORATOR DRAIN

Installed and drained adequately.

LINE: