

Home Inspection Service

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Heating

Install carbon monoxide detectors whenever a flame is used to produce heat. Heat exchangers are not accessible for evaluation. Oil tanks may rust from the inside out and we cannot tell when a tank will fail.

This home is heated by a gas-fired steam boiler built by the "Dunkirk" Company. The boiler appears to have been installed sometime after the year 2007. The average gas-fired steam boiler has a useful life of approximately 30-35 years.

Have the boiler serviced prior to the purchase of this home to ensure that it is operating safely and with optimum efficiency.

The boiler is equipped with a service switch as required.

The boiler uses natural gas as its fuel source. The gas feed pipe appears to have been properly installed.

The draft is regulated by a hood and an electric damper which was operational at the time of inspection.

The flue pipes have been screwed together at their joints so they will not easily separate.

The flue pipe was sealed with flue pipe cement at the chimney so we could not determine if a clay thimble was installed in the chimney.

There is one circulating pump installed on the steam boiler to move hot water from the lower half of the boiler through the baseboard hot water heating system which heats the basement area. This was operational at the time of inspection. The copper pipes leading to the baseboards appear to be in good condition. The baseboards were in good