



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



HEATING:

Some simple maintenance on heating equip. can result in longer life spans and more efficient systems. A few examples are listed... You can also consult with contractor to have system serviced and cleaned

HEATING SYSTEMS:

BOILER / STEAM...FORCED HOT WATER...RADIANT FLOOR

- Drain water from system (Minimum before the heating season) to remove any sediment build up and to replenish unit with fresh water...
- Have burners checked to ensure they are intact and clean
- Make sure no scorch or burn marks present on front housing area (indicating potential safety hazards)...
- Make sure "service man switch" and any "emergency shut off switches on walls" in working condition...
- Make sure on steam boilers the Water Fill Tube is approx. $\frac{1}{2}$ - $\frac{3}{4}$ full (mostly when boiler is cold level will be higher) and water is not over-flowing out of tube or dirty...
- Always make sure "Expansion Tank" normally above unit is not "water-logged" or showing evidence of leaking—rusting
- Make sure Control Valves on Radiators functioning and not leaking in each room

THERMOSTATS:

- Installed on Inside Walls (so only normal home conditions affect Temp)
- Make sure they are not Loose or Un-Level

METAL EXHAUSTS (CARBON-MONOXIDE)

- Make sure no rust or exposed areas present
- Sealed Properly (on all joints) and (connections to the wall—chimney area)
- Make sure there is a Flu/Liner installed in Chimney Chase
- Check inside "clean out" compartment base of chimney for any Soot Build Up on liner and any potential blockages in liner, or loose debris present from damaged liner material, loose falling debris, etc....)
- Make sure exhaust duct has a constant rise to it from Unit to Wall Connections to avoid chances of any (back-drafting back into house) ..You can check base of draft hood when unit is fired up/burning to see if "Insp Mirror" fogs up...
- Make sure "Exterior top of Chimney" in good condition and has rain cap installed

Alarms are for emergencies.
Perspective is for home inspection.



Est. 2006

Protecting Peace of Mind

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