

# InterNACHI Monthly Hangout

nachi.org/webinar

Ben Gromicko  
ben@internachi.org

**50% discount for  
1st-year membership**



**nachi.org/what\_really\_matters**

**“What Really Matters in  
a Home Inspection”**

**embed code**



**nachi.org/now**

**Home maintenance book.  
Give one to every client.  
English & Spanish.**



**[nachi.org/go/3](http://nachi.org/go/3)**

# **Home Inspection Business Course**



[nachi.org/go/2](http://nachi.org/go/2)

**Everything You Need,  
All in One Place**



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# “Inspection Tips for Gas-Fired Furnaces”

Go over a few inspections by reviewing inspection images and inspection reports.

Standards of Practice

Whole-house approach

















# AIR CONDITIONER

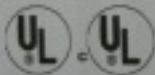
MODEL NO. TCA430AKA1  
 MODEL NO. \_\_\_\_\_  
 SERIAL NO. L0120 34259  
 STYLE NO. \_\_\_\_\_  
 NPR. NO. TCA430AKA1  
 MAX FUSE OR CNT. BKR. (HACH TYPE IN SIZE) 25 AMPS  
 RATED VOLTAGE 208/230 PH 1 HZ 60  
 VOLTAGE: MIN. 197 MAX. 253

MINIMUM CIRCUIT CAPACITY:  
 HP PH FLA RLA LRA  
 COMPRESSOR: — 1 — 12.2 81.0  
 FAN: 1/8 1 .8 — 1.8

OUTDOOR UNIT SHIPPING CHARGE R22: 190 02.  
 TOTAL OPERATING CHARGE:

\*IN DETERMINING TOTAL OPERATING CHARGE REFER TO TECH SHEET OR INSTALLATION INSTRUCTION

DESIGN PRESSURE (PSIG): HIGH 350 LOW 150 FOR OUTDOOR USE



LISTED CONDENSING  
 UNIT 130P

VERIFIED  
 FOR ENERGY  
 PERFORMANCE



RE-IGNENT  
 ENERGETIQUE  
 VERIFIE











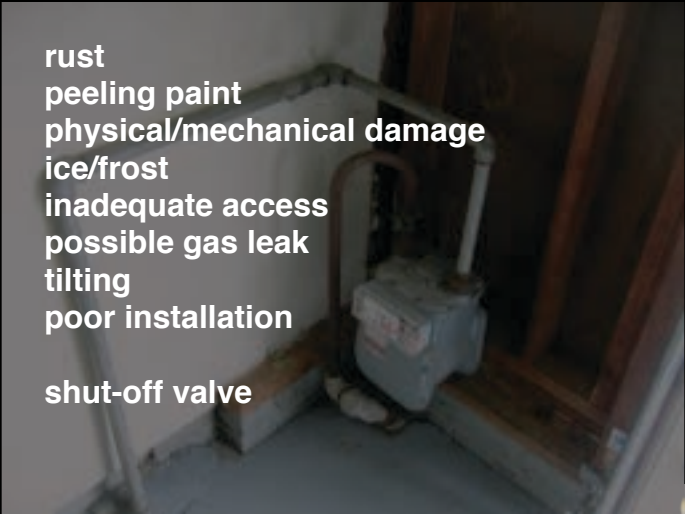












**rust**  
**peeling paint**  
**physical/mechanical damage**  
**ice/frost**  
**inadequate access**  
**possible gas leak**  
**tilting**  
**poor installation**  
**shut-off valve**











low, medium, high efficiency



## low, medium, high efficiency

**low:** pilot, 60-65%

**medium:** ignition, 78-82%

**high:** plastic, condensate, 88-97%

Amount of heat delivered to the house compared to the amount of fuel that must be supplied to the furnace. Thus, a furnace that has an 80% AFUE rating converts to heat 80% of the fuel that is supplied. The other 20% is lost and wasted. (consider the energy wasted)



**low:** standing pilot  
**medium:** intermittent pilot or direct spark  
**high:** hot-surface ignition























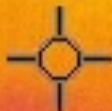






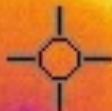
07/05/07

1:14 PM



07/05/07

1:15 PM





# PEACH Inspections

Your World Is Our Business

1750 W. Chester Pike, Suite 100, P.O. Box 1000, King of Prussia, PA 19151

610-261-1111

## THE HOME INSPECTION REPORT

870708028 - Paul Corrigan

Property Address:

502 Philadelphia Avenue, King Of Prussia, PA 19406

Date of Inspection:

7/5/2007 12:00 pm to 3:00 pm

Inspector:

John Lufe

Century 21 John D McAllister



PEACH Inspections is a member of the International Association of Home Inspectors (IAHI).



PEACH Inspections is a member of the International Association of Home Inspectors (IAHI) and the American Society of Home Inspectors (ASHI).





## What to look for at gas-fired furnace:

thermostat;  
furnace controls;  
heat exchanger;  
gas burners;  
ignition system;  
blower fan; and  
air filter.



## Furnace controls include:

thermostat;  
main gas valve;  
thermocouple;  
thermopile;  
mercury flame sensor;  
gas-pressure regulator;  
fan and limit control;  
heat exchanger;  
gas burners;  
blower fan and motor; and  
air filtering.

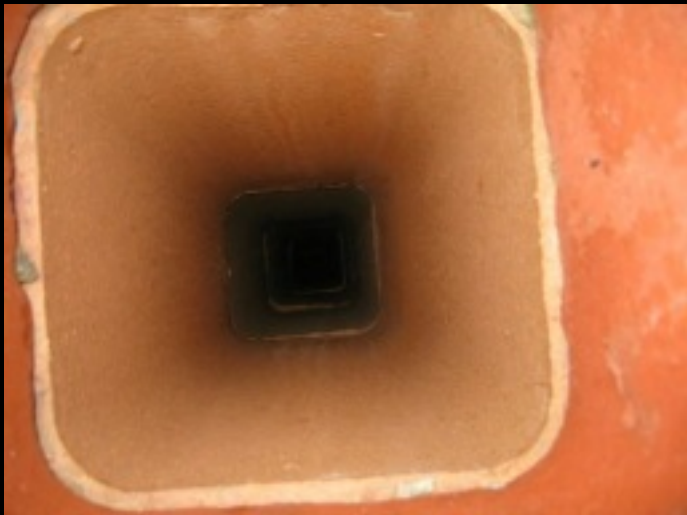


























**Ducora**

Blackville, SC 29817

|               |            |                |           |
|---------------|------------|----------------|-----------|
| Model Number: | AC12B-36PA | Serial Number: | 583320521 |
|---------------|------------|----------------|-----------|

**SUITABLE FOR OUTDOOR USE**

|                  |         |       |   |    |    |    |
|------------------|---------|-------|---|----|----|----|
| Line Electrical: | 208-230 | Volts | 1 | Ph | 60 | Hz |
|------------------|---------|-------|---|----|----|----|

|               |      |                                     |  |  |  |  |
|---------------|------|-------------------------------------|--|--|--|--|
| Power Supply: | 19.9 | Minimum Circuit Ampacity            |  |  |  |  |
|               | 30   | Max Fuse                            |  |  |  |  |
|               | 30   | Max Ckt Breaker (HACR) Type per NEC |  |  |  |  |

|             |         |       |    |     |    |    |
|-------------|---------|-------|----|-----|----|----|
| Compressor: | 208-230 | Volts | 1  | Ph  | 60 | Hz |
|             | 16.4    | RLA   | 83 | LRA |    |    |

|            |         |       |     |     |    |    |
|------------|---------|-------|-----|-----|----|----|
| Fan Motor: | 208-230 | Volts | 1   | Ph  | 60 | Hz |
|            | 1.6     | HP    | 1.1 | FLA |    |    |

|                   |         |        |   |     |      |         |
|-------------------|---------|--------|---|-----|------|---------|
| For Use With:     | HCFC-22 |        |   |     |      |         |
| Factory Charge:   | 8       | Lbs.   | 1 | Oz. | 3.03 | Kg.     |
| Use Factory Size: | TXV     | Indoor |   |     | r/a  | Outdoor |

|                       |     |             |  |      |     |
|-----------------------|-----|-------------|--|------|-----|
| Design Test Pressure: | 360 | Psig (High) |  | 2064 | MPa |
|                       | 160 | Psig (Low)  |  | 1032 | MPa |



LIMITED SECTION OF  
CENTRAL COOLING  
AIR CONDITIONER  
9796728



See listing only  
inspected by  
UL  
7044 12/22/23

































































# PEACH Inspections

Over 20 Years in the Business

1000 W. Chester Pike, Suite 100  
West Chester, PA 19380  
www.peachinspections.com

## THE HOME INSPECTION REPORT

070706020 - Rialto

Property Address

878 Francis Circle, West Chester, PA 19382

Date Inspected

7/6/2007 8:00 am to 11:00 am

Inspector Name

Julie Spizant  
Cordell Barker Performed



This report was generated by the PEACH Inspections software. It is a computer-generated report and should not be used as a legal document. It is intended for informational purposes only. The information contained herein is based on the visual inspection of the property on the date indicated above. It is not intended to be a warranty or a guarantee of any kind. The inspector is not responsible for any damage to the property or any other loss resulting from the use of this report. The inspector is not responsible for any damage to the property or any other loss resulting from the use of this report.

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We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual-only inspection using the normal operating controls for the system. The inspection of the HVAC system is general and not technically exhaustive. For example, a detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and we do not determine heating supply adequacy or distribution balance. To prevent damaging the unit, we do not operate the heating system when the outside air temperature is too hot.

It is essential that any recommendation that we make for improvement or correction be scheduled prior to closing or purchasing the property, because the hired professional could reveal defects or recommend further corrections that could affect your evaluation of the property.























































































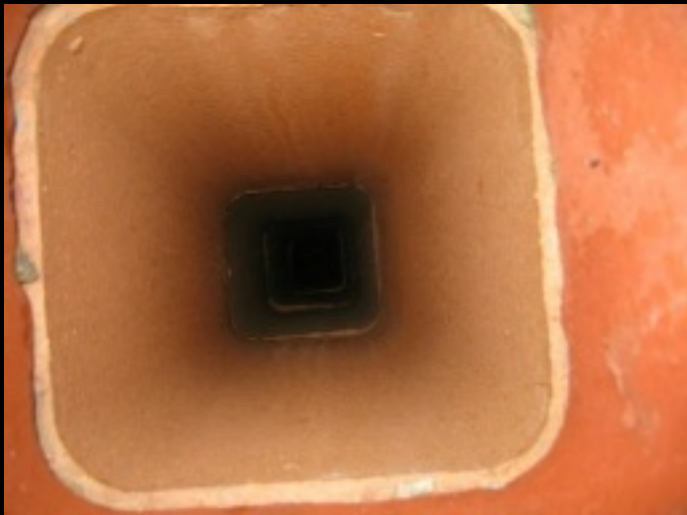










































































# od, Inc.

3-20-04

HAS SEVERELY

RUSTED

CONDENSATE

PAN

## CTS

## HEAT PUMPS HUMIDIFIERS

## DULE

Service

Date

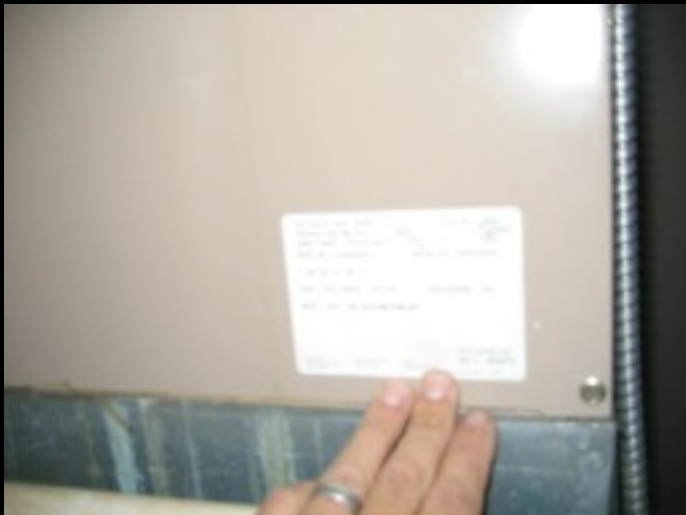
Service

| Service | Date | Service |
|---------|------|---------|
|         |      |         |
|         |      |         |

|         |     |     |         |                                    |
|---------|-----|-----|---------|------------------------------------|
| 3/18/05 | 114 | 114 | 2-26-04 | 111                                |
| 7-13-00 | 115 | 115 | 9/12/04 | 112, 110 H                         |
| 3-15-01 | 115 | 115 | 5-17-05 | 117 ATU C <small>COCA HEAT</small> |
| 9/24/01 | 112 |     | 3-14-05 | SHUT OFF FLOW                      |







SECTION OF NEW YORK  
CENTRAL COOLING AIR  
CONDITIONER LISTED 409C  
MODEL NO. 6700400A



SERIAL NO. EM8549

DO NOT BE "J" OR "C"

REFRIGERANT R22

FACILITY TEST PRESS. 475 PSI

NOTE: CALL FOR HEATING/COOLING

073-03948-004  
REV. 9 7820892

OPTIONAL  
ELECTRICAL  
EQUIPMENT

POST OFFICE  
BOX 1000

FORM  
PLANNED AIRWAYS  
17400-1000

005-000000 V004 IN LANC





















I. The inspector shall inspect:

the heating system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the heating system;  
the energy source; and  
the heating method.

III. The inspector shall report as in need of correction:

any heating system that did not operate; and  
if the heating system was deemed inaccessible.



A good decision would be to repair problems identified in the inspection report using a whole-house approach. This will help to ensure that the money you spend in your projects will actually pay off – not only by lowering your utility bills, but also by improving comfort, enhancing indoor air quality, and ensuring home safety.

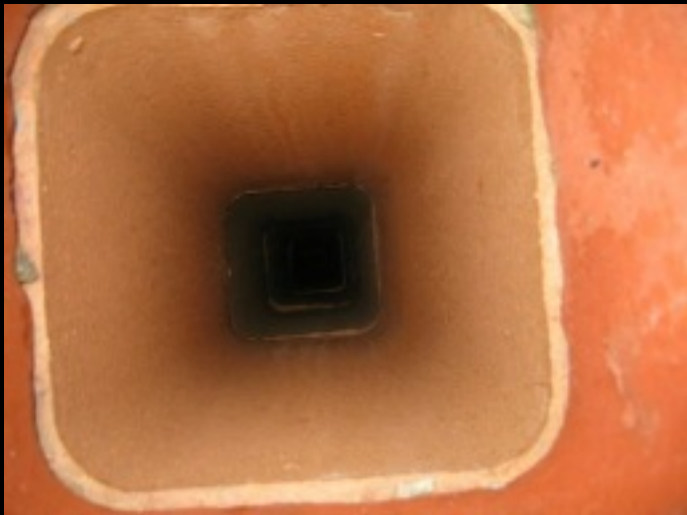


1. Lower utility bills
2. Improve comfort
3. Enhance indoor air quality
4. Ensure home safety











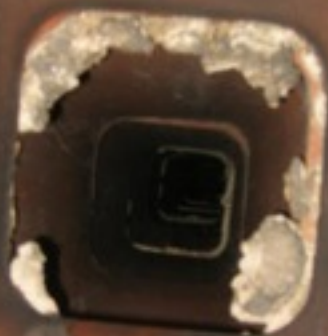




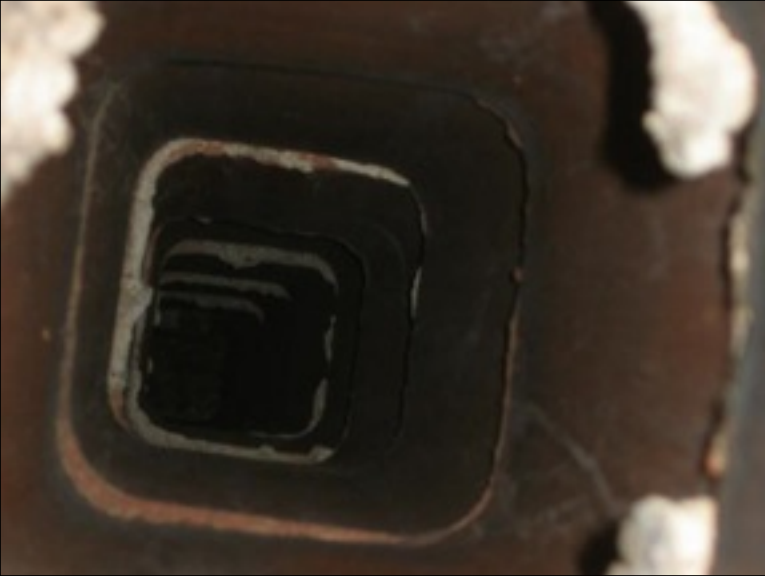


















































PLACARD OU ALCOUS.  
M POUR L'INSTALLATION:  
ARRIERE

0"

0"

CD  
0"

PLANCHES  
C

463-93266-571  
BEV E MFD1193

YORK  
PENNSYLVANIA  
1705-1562

020-08082















|                         |          |                    |
|-------------------------|----------|--------------------|
| LINE SET LENGTH         | FT.      | ORICE SIZE         |
| REFRIGERANT ADDED       | LBS. OZ. | RECLAIMED LBS. OZ. |
| QUALITY ASSURANCE CHECK |          |                    |

| DATE     | REMARKS                 | TECHNICIAN |
|----------|-------------------------|------------|
| 10/17/97 | New HSS P7/22           | 601/60     |
| 10/11/98 | Heat inspection         | John       |
| 10/10/98 | Heating insp            | Joe D      |
| 2/6/01   | New Gas Bag             | Joe D      |
| 2/28/03  | Chg. serv. & new filter | Joe D      |
|          |                         |            |
|          |                         |            |
|          |                         |            |
|          |                         |            |
|          |                         |            |
|          |                         |            |









































































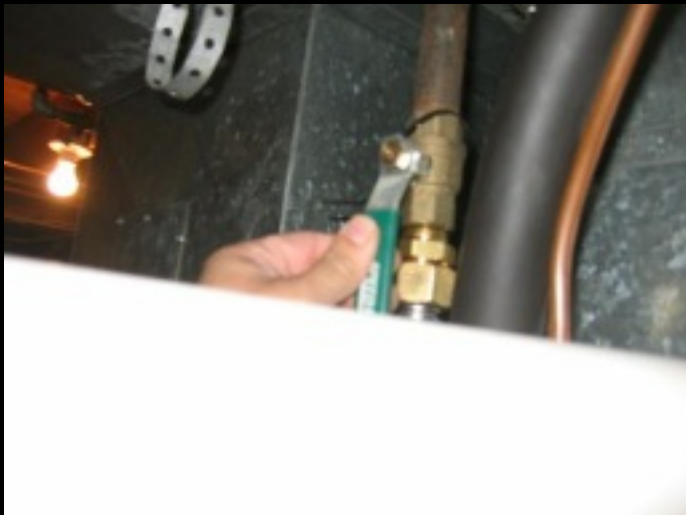








































For  
very best  
performance  
replace the Water  
Panel® annually



























































**14x20x1**



































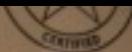
NOT

BURN

over 125°F  
burns  
can scalds,  
and elderly  
being

check before  
at water

nothing or



LOCHINVAR CORPORATION  
2005 ELM HILL PIKE, NASHVILLE, TN  
Model No: DUN041

Serial No: UM2780878 Dash No:  
Cap. 40.0 (Gal.)

Input: 40,000 (Btu/hr.) Gas: NATU

Gas Press. Manifold: 4.0 (w.c.)

Supply Max: 14.0 (w.c.) Min 5.0

For closet installation.

MINIMUM CLEARANCES FROM COMBUSTIBLE  
CONSTRUCTION: 1 INCHES FRONT, 0

0 IN. RIGHT, 0 INCHES BACK, 15

0 INCHES FROM VENT CONNECTOR.

ANSI Z21.10.1-1998/CSA 4.1-M98  
Working 150

















































































































A close-up photograph of a person's hand holding a white label. The hand is positioned on the left side of the frame, with the thumb and index finger gripping the edge of the label. The label is oriented vertically and features several lines of text. At the top, there is a barcode and the number '57'. Below the barcode, the text '145110' is printed. The most prominent feature is the large, bold text '14X20X1'. Below this, in a smaller font, is the text 'Actual Filter Size 12 7/8 x 19 7/8 x 24 inches'. The background is a textured, brownish surface, possibly a piece of fabric or paper. The lighting is somewhat dim, and the overall image has a slightly grainy quality.

57  
145110  
**14X20X1**  
Actual Filter Size  
12 7/8 x 19 7/8 x 24 inches



CB5AXW036000AAAA

MODEL

3992X54115

SERIAL

**RESCO**

INDIANAPOLIS, INDIANA  
(MADE IN MEXICO)

MAX. WORKING PRESSURE  
REFRIGERANT R22

PSIG 300  
kPa 2068

312628-301 REV. F 252N



LISTED  
REFRIGERATION  
EVAPORATOR

KARRIER CORPORATION, 7310 WLS.  
 INDIANAPOLIS, INDIANA 46231



MODEL 50WV090-101JC  
 SERIAL 50WV090-JC  
 WEIGHT 100  
 PART NO. 3092A21058  
 PRICE 110,000

**STAND**

|                              |      |  |                                    |       |
|------------------------------|------|--|------------------------------------|-------|
| MINIMUM PRESSURE             | 3.5  | INCHES WATER COLUMN                      | ANSI Z21.47                        | A-199 |
| MAXIMUM GAS SUPPLY PRESS.    | 13.6 | INCHES WATER COLUMN                      | DESIGN MAX. OUTLET AIR TEMPERATURE | 105   |
| MINIMUM GAS SUPPLY PRESS.    | 4.5  | IN. W.C. FOR PURPOSE OF INPUT ADJUSTMENT | BLOWER MOTOR                       | 1/2   |
| MAX. EXTERNAL EXHAUST PRESS. | .5   | INCHES WATER COLUMN                      | DESIGN TEMPERATURE RISE RANGE      | 45-70 |
| MAX. AMPS                    | 9.6  | 115 VOLTS 60HZ SINGLE PHASE              |                                    |       |















































# Inspection Tips for Gas-Fired Furnaces

Performed a few inspections by reviewing inspection images and inspection reports.

Standards of Practice

Whole-house approach



A good decision would be to repair problems identified in the inspection report using a whole-house approach. This will help to ensure that the money you spend in your projects will actually pay off – not only by lowering your utility bills, but also by improving comfort, enhancing indoor air quality, and ensuring home safety.



1. Lower utility bills
2. Improve comfort
3. Enhance indoor air quality
4. Ensure home safety





Just like the engine of an automobile, your house works as a system of interdependent parts. Every part has an impact on the operation of many others. A typical home has more than 10,000 parts.

What happens when all the parts work together in the most desired, optimal way?

You are rewarded with a house that is durable, healthy, and energy-efficient.



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Give one to every client.  
English & Spanish.**



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The End

