Dream Home Consultants, LLC.

Thorough, Professional, Experienced, Fair

8829 W. Kimberly Way, Peoria, AZ 85382
Tel: 623-328-8629 Fax: 623-374-4902
www.DreamHomeConsultants.com inspectorbruce@cox.net

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Christopher Sample

INSPECTION ADDRESS

15487 W. Sample Avenue, Phoenix, AZ

INSPECTION DATE

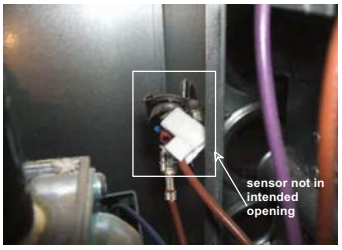
10/11/2007 8:00 am to 11:45 am

Gas Furnace Deficiencies

Furnace Component Deficiencies

Deficiencies & Recommended Actions

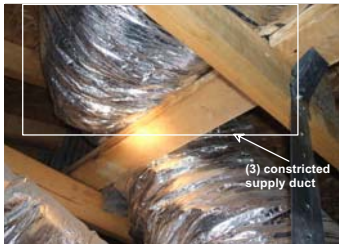
We observed that a furnace safety sensor is not in the intended location. This is a safety hazard. The sensor may not operate as intended to shut the furnace off during a malfunction. We recommend repair by a qualified HVAC contractor. The safety sensor is near the burner ports in the left furnace.



Flexible Duct Deficiencies

Deficiencies & Recommended Actions

We observed constricted flexible ductwork. This condition can reduce air flow, cause poor system performance, increase operating costs, and reduce system useful life. Flexible ducts should be installed according to industry standards as described at www.flexibleduct.org. We recommend repair of all constricted ducts by a qualified HVAC contractor who is knowledgeable about the previously described industry standards. The duct(s) requiring specific attention include: (1) a supply duct leaving the front of the left furnace supply plenum is severely constricted by an S bend as the duct leaves the plenum; (2) a supply duct leaving the top of the right furnace return plenum is constricted by a hard bend as the duct leaves the plenum (3) a supply duct leaving the top of the right furnace supply plenum is constricted by an S bend as the duct leaves the plenum and is constricted in several places by being stuffed between truss webs above the service platform; (4) a return duct in the left attic is severely constricted by a bend across a truss web as the duct enters the boot and is severely constricted by being partially crushed near the boot; (5) a supply duct serving the left rear living area is constricted as the duct runs through roof sheathing and is constricted by the weight of another duct on top near where the duct runs through the roof sheathing; (6) a supply duct in the left/rear attic is severely constricted by being crushed at a double truss.



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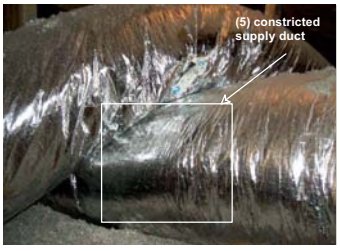

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Furnace Vent Deficiencies

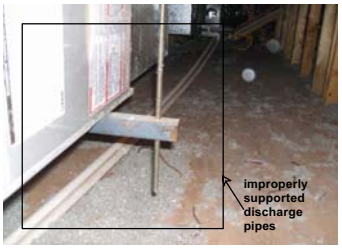
Deficiencies & Recommended Actions

We observed that the height of gas furnace vent(s) appears to be less than six feet above the flue collar or draft hood. This is a safety hazard. Current accepted standards recommend that a Type B gas vent shall terminate at least 5 feet in vertical height above the highest connected equipment draft hood or flue collar. Current accepted standard vent sizing tables begin at six feet. When using the sizing tables, extrapolation beyond the table entries shall not be permitted. Vents less than six feet above the appliance flue connection must be designed using approved engineering methods. We recommend that a qualified HVAC contractor ensure that the vent system(s) comply with current accepted standards and vent manufacturer's recommendations.

Condensate Discharge Pipe Deficiencies

Deficiencies & Recommended Actions

We observed that condensate discharge pipe(s) are not properly supported. Current accepted standards recommend that PVC pipe be supported every 4 feet horizontally and vertically at each story with a mid-story guide. This support is required to maintain pipe slope to the discharge point and relieve stress on the pipe that could cause the pipe to crack or work loose from the system. We recommend installing pipe(s) with proper support and proper slope. The pipe(s) requiring attention include: the discharge pipes serving the right attic furnace.



Supply Plenum Deficiencies

Deficiencies & Recommended Actions

We observed damage to the furnace or air handler supply plenum. This allows conditioned air to escape into the attic. This increases system operating costs. We recommend repair by a qualified HVAC contractor. The damage requiring attention includes: an opening at the rear of the left furnace supply plenum.