



This document contains **sample excerpts** of the type of information and color photographs provided in a typical Cornerstone Home Inspections report.

THIS IS NOT A FULL REPORT.

HEATING SYSTEMS

SECTION 2.4

2.4 HEATING

I. The inspector shall inspect:

- A. the heating systems using normal operating controls, and describe the energy source and heating method;
- B. and report as in need of repair heating systems which do not operate;
- C. and report if the heating systems are deemed inaccessible.

We recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

400 LOCATION(S)

The unit was located in the master bathroom ceiling.



401 BRAND NAME(S)

BRAND: First Company
MODEL: 30CDXQ
SERIAL: FC134410299684.

402 APPROX. AGE

The unit was the original equipment with the building.

403 TYPE & FUEL

Fan coil unit.

405 FILTER TYPE(S)

Disposable (12x30x1)

HEATING EQUIPMENT AND OPERATION

407 SUPPLY PLENUM(S)

The supply air plenum appeared functional.

408 HEATING UNIT(S)

The furnace was functional.

411 BLOWER / FILTER(S)

The blowers and filter appeared functional.

412 RETURN PLENUM(S)

The return air ducting appeared functional.

413 THERMOSTAT(S)

The thermostat was operated and the system responded.





- 703 SERVICE RATING
- 704 SERVICE WIRING
- 705 BRANCH WIRING
- 706 DISCONNECT TYPE
- 707 SMOKE & CARBON
MOINOXIDE DETECTOR(S)

120/240 volt system, rated at 100 Amperes.

Materials: copper.

Materials: copper.

Circuit breakers.

[SC] There were no visible smoke detectors installed in the bedrooms. We recommend installing smoke detectors to comply with any real estate sales contract contingencies and local or city ordinances.

SERVICE CONDUCTORS, EQUIPMENT AND CAPACITY

- 708 SERVICE WIRING
- 709 CAPACITY

The underground service lateral was not visible to inspect.

The electrical system capacity appeared adequate for the structure.

PANELS AND OVERCURRENT PROTECTION DEVICES

- 711 MAIN PANEL

[CR] The cover hinges were missing/damaged. We recommend correcting the condition noted.



SUBPANEL CONDITIONS

716 *ELECTRIC PANEL*

The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.

717 *WORKMANSHIP*

The wiring within the panel appeared serviceable.

WIRING TYPES AND METHODS

722 *WIRING TYPE(S)*

Materials: copper.

723 *BRANCH WIRING*

[SC] There was an electrical junction box in the garage with no cover. We recommend correcting the condition noted.



SWITCHES, RECEPTACLES AND LIGHT FIXTURES

725 *DOOR BELL*

The door bell functioned when the button was operated.

726 *SWITCHES*

The accessible switches were functional.

727 *RECEPTACLE(S)*

The accessible receptacles were functional.

728 *LIGHT(S)/FIXTURE(S)*

[SC] Power was supplied to the garage light fixture via an extension cord. This condition is a safety hazard. We recommend correcting the condition noted.



STAIRS, HANDRAILS AND GUARDRAILS

- 1018 STAIRWELL(S) The stairs were functional.
- 1019 HANDRAIL(S) The handrail was functional.
- 1020 GUARDRAIL(S) The guard rail was functional.

CABINET AND COUNTERTOP SURFACES

- 1022 CABINET(S) The cabinets were functional.
- 1023 COUNTERTOP(S) The countertops were functional.

GARAGE COMPONENT & EQUIPMENT INFORMATION

- 1025 TYPE & LOCATION(S) Garage: attached, two car.
- 1026 VENTILATION Vent types: exterior wall vents.
- 1027 GARAGE DOOR(S) Door types: aluminum, sectional.

GARAGE COMPONENT & EQUIPMENT CONDITION

- 1028 VENTILATION **[CR]** The combustion air vents were noted to be blocked by the cabinets. These vents provide combustion air for the fuel-burning appliances located in the garage and remove possible contaminated air from exhaust fumes. We recommend correcting the condition noted.



WATER HEATER INFORMATION

612 LOCATION(S)

The water heater was located in an exterior closet on the patio.





613 BRAND NAME(S)

BRAND: A.O. Smith
MODEL: GPSH-50-100
SERIAL: C05J116687.

615 SIZE / GALLONS

MFG date: March 2006.

616 ENERGY TYPE(S)

Natural gas.

WATER HEATER CONDITIONS

618 VENTING SYSTEM(S)

The visible areas of the flue vent piping were intact and secured at the connections.

619 SUPPLY PIPING

The shutoff valve and visible water supply connectors appeared functional and were insulated to minimize heat loss.

620 "T & P" VALVE(S)

A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

621 TANK(S)

The water heater tank appeared functional, no leakage noted.

622 SEISMIC BRACING

The water heater was double strapped and stabilized/blocked to resist movement.



624 ENERGY SUPPLY(S)

The gas shutoff valve and flexible gas connector appeared functional.

625 CONTROL(S)

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

626 ELEVATION(S)

The water heater was in a location that did not require the ignition source/pilot light to be elevated above the floor.

FIXTURES, FAUCETS AND DRAINS

629 SINK(S)

The visible and accessible sinks appeared functional.

630 TOILET(S)

The toilets functioned.

633 TUB(S)/SHOWER(S)

[CR] The grout/caulking in the master bathroom tub/shower was cracked or missing. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.

