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Scott Home Inspection, LLC



George Scott, *Owner-Inspector*

Contact Info:

970-532-2424

720-979-4960

george@scotthomeinspection.com

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Inspection Picture of the Month:

Safety items are #1 Priority for any inspector... When we come across a very old furnace, it is critical to test the unit for combustion safety.



The right tool for this job is a combustion analyzer that can probe the flue, and measure the Carbon-Monoxide levels, Oxygen levels, and calculate operational Efficiency. Levels of Carbon-Monoxide measured in the flue should be less than 100 PPM (Parts-per-Million). This particular furnace was reading 1149 PPM of Carbon Monoxide in the exhaust flue!



The heat exchanger had visible rusting present throughout, and the Carbon-Monoxide measured at a room heat register was approx 25 PPM. Levels above 50 PPM in the air can cause serious health issues. The furnace was recommended to be replaced, and the realtor advised the current tenants about the health risk potential. Safety is everyone's responsibility, with combustion safety a top priority for inspectors.