

Q&A

ASK THE HOME INSPECTOR!

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Home & Building Inspections • Radon & Mold Testing



The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: We had our furnace serviced this week and the technician told us it has a cracked heat exchanger and it is unsafe to operate. What is a cracked heat exchanger, and can it be fixed?

Answer: You were wise to have your furnace serviced before winter. Furnaces can create safety risks if they are not properly maintained.

A cracked heat exchanger is a major safety concern with gas furnaces. The heat exchanger is the part of the furnace that separates the heated air from the exhaust gases.

If it becomes damaged (cracks, holes, blockage, etc.), then these gases, which can contain high levels of deadly carbon monoxide, enter the home.

If the furnace is newer, the heat exchanger can usually be replaced and may be covered under a manufacturer's warranty. But if the furnace is old, replacement parts may not be available and the entire furnace will need to be replaced.

We recommend furnaces be serviced and safety-checked every year before the heating season begins. They can last longer and run more efficiently.

Go to our website at www.hbponline.com for more information about furnaces, see our specials and order an inspection online.



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