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Inspection Picture of the Month:

Octopus Furnace: Very rarely do we run into this old style of gravity based furnace, but in some older homes they are still present.



These heat systems relied on gravity to move heat through the home, and originally burned coal. The coal burner assembly is converted to a gas burner. Usually the ducts are wrapped with an "asbestos-like" material.



Replacement costs for removal of these older units, abatement of asbestos, installation of a new furnace and new ducts can run anywhere from \$10-20k. If you run into this type of heating in a home, be prepared for high replacement costs.