

Regal Home Inspections, LLC

Find of the Week 2/23/2019

This week's find of the week is, to some degree, related to last weeks. In another home, the water heater's flue pipe was poorly sloped. Based on the burn marks on the draft hood, there was a large amount of exhaust gasses that were likely venting into the basement and NOT up the flue. Additionally, the basement was being used as (Possibly illegal) living unit.

This was, of course, a material defect in accordance with NJ home inspection laws and standards of practice.

There were actually two water heaters at this location. They both shared part of the same, metal flue. There were other issues with the water heaters as well. Such as a temperature pressure relief valve (TPRV) drain line that was reduced from $\frac{3}{4}$ inch diameter pipe to a $\frac{1}{2}$ inch diameter pipe. The TPRV drain can't be reduced. There were also various leaks and a scorch mark at the bottom of one of the water heaters that may be due to poor drafting (exhaust) due to the aforementioned flue pipe issues.



Figure 1 Are you kidding me?