

Regal Home Inspections, LLC

Finds of the Week 9/14/2019

When inspecting the exhaust flues for appliances like gas, forced air furnaces and water heaters there are a number of things the inspector should be looking for. Some issues are common and others are not. In nearly 2000 home inspections the condition noted below has very rarely been seen. Maybe two or three times over the past six years. This past week however, the same, incorrect condition was found on two different homes on two consecutive days!

The standard is that the metal flue for the smaller (As measured by BTU) appliance has to enter the combined flue above the metal flue for the larger BTU appliance. Your average 40 or 50 gallon tank water heater is around 38,000BTU. Your average furnace is usually between 80,000 and 110,000BTU so the water heater must enter the combined flue above the furnace.

Shown below are two, incorrect installations. One was seen on Friday in Lincroft and the other was seen on Saturday in Spotswood. In both instances, the water heater enters the combined flue below the larger furnace.

