

Regal Home Inspections, LLC

Finds of the Week 9/28/2019

Poor water heater and/or furnace venting (Exhaust) has been the subject of a few of these weekly finds. This one is interesting for a few reasons. First, it's just plain, old bad. Second, upon arrival at this house I was told that the house had been inspected twice before; Once by an inspector hired by a conscientious seller and once by an inspector for a prospective buyer for which the deal fell through for an unknown reason. Did both, previous inspectors miss this?

This was a fairly large house and there were two, 50 gallon water heaters in the basement for a 100 gallon total. The two exhausts merge together making a number of 90 degree bends and smaller bends and then, the combined exhaust flue makes a 180 degree bend and merges with the exhaust flue from a furnace. The water heater with the longest run showed signs of back-drafting. As seen in earlier FOTWs the plastic at the top of the water heater was melting due to the exhaust gasses exiting the natural draft hood and not properly venting to the exterior.

Of course this was written up as a safety issue and therefore a, "Material Defect" in accordance with the NJ home inspection standards of practice.

Here are the two water heaters and the vent pipes.





Above is the 180 degree bend that the natural draft exhaust is suppose to follow. All the bends create resistance which makes it very difficult for the gasses to rise efficiently.

Below is the sign of the back drafting in the form of melted plastic.

