



Michael Leavitt & Co Inspections, Inc.

"THE MOST QUALIFIED INSPECTOR IN UTAH"

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WATER HEATER

#1 WATER HEATER

LOCATION:

Basement service area.



BRADFORD WHITE

Bradford White..... 2007.

AGE:

LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.

TYPE:

Natural Gas.

SIZE:

50 gallons.

EARTHQUAKE

STRAPPING:

The water heater is not strapped in conformance with the current seismic safety standards.

SAFETY RELEASE

VALVE:

Yes = The unit was tested and operational.

THERMAL EXPANSION:

No thermal expansion tank or valve was identified = Consider adding. Without the thermal expansion feature you may experience water dripping out of the Safety Release Valve during the warm up cycles as the hot water expands in the system.

COMBUSTIBLE

CLEARANCE:

Adequate.

GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. The flex line was not upgraded when the new appliance was installed.

SEDIMENT TRAP:

NOT INSTALLED - Sediment traps are installed in the gas line near the unit to catch any debris in the gas lines. See http://www.waterheaterexplosions.com/R_Drip_Leq.html for details.

VENTING:

The combustion and exhaust venting appear to be Good.

TANK DRAIN VALVE:

The lower tank drain valve is currently not dripping.

FLOOR DRAIN:

As mentioned in the Pest Report, there is lots of evidence of basement flooding. The issue is that the slab does not drain towards the drain. It is recommended that a drip pan be installed under the unit with a drain line routed over the floor drain. This upgrade will help prevent flooding in the basement.

LEAK ALARM:

No alarm is installed, but is recommended. These units are battery operated and cost less than \$15 and are designed to sound off like a smoke detector when water is detected. Since the basement is unfinished and not regularly accessed a leak alarm would alert you quickly if there is a water leak from the water heater.

RECOMMENDATION:

It would appear that the latest unit was not installed with the benefit of a building permit that would have required upgrading the installation to the then modern standards.