

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

DESCRIPTION

Water supply source: • Private

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Basement • Crawlspace

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 3 years

LIMITATIONS

Items excluded from a home inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment

RECOMMENDATIONS

Water heater - gas burner and venting \ Venting system

Condition: • [Poor slope](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement

Task: Repair

Time: Prior to the close of escrow

Note: I conducted a smoke pen draft hood test on the water heater exhaust flue, the draw in to the draft hood was less than positive with some minor spillage back in to the living space. The slope of the water heater exhaust pipe maybe the cause. I recommend this condition be evaluated as part of the HVAC inspection prior to the close of escrow.

The water heater is GE Smart Water model number (GG40T06AVG01) serial number (GELN0606409878). Based on the serial number it is estimated this unit was manufactured in June 2006. The energy source for the water heater is natural gas and the storage capacity of the tank is 40 gallons with a heating capacity of 36,000 Btu/per hour. Established industry standards suggest the volume and heating capacity to be reasonably adequate for the quantity and types of fixtures currently served. In general, industry standards project a range of between 6 and 12 year of useful service life for gas fired water heating appliances. Aside from the weak draft hood draw the water heater appears serviceable.