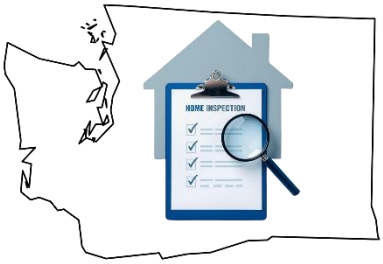
HOME HEALTH INSPECTIONS



🏠 HOME HEALTH INSPECTIONS

Virtual Home Evaluation Report

EXAMPLE REPORT

Date: 11/7/2025

Client Name: John Doe
Property Address: 17863 State Route 536, Mount Vernon, WA 98273
Inspection Type: Water Heater Evaluation
Inspector: Licensed WA Home Inspector + Home Health Inspections A.I. Evaluator

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📸 Submitted Photo

🔍 Evaluation Summary

The electric Rheem water heater is installed adjacent to the furnace with visible corrosion stains down the tank body and no visible temperature and pressure relief valve (TPRV) discharge piping. The cold and hot water lines appear to be connected with PEX piping and SharkBite-style push fittings. The installation lacks a proper drip pan beneath the unit, which is required when installed on a finished floor or where leakage could cause damage. There is no visible dielectric union between dissimilar metals. An expansion tank is present but lacks visible support and may be under stress due to proximity to the wall.

⚠️ Finding + Implication

The TPR valve appears missing or improperly terminated, creating a serious safety hazard that could allow excessive pressure buildup and possible tank rupture. Corrosion stains indicate prior leakage that may have compromised the tank's integrity. The absence of a drain pan increases the risk of water damage to surrounding flooring and wall materials. Use of mixed metal connections without dielectric isolation can accelerate corrosion at the fittings.

🛠️ Remedy

Recommend evaluation and repair by a *qualified licensed plumber* to:

- Verify installation of a proper TPR valve and discharge line per IRC P2804.6.1 *(must terminate within 6 inches of floor, full-size piping, gravity flow, and visible outlet)*.
- Install an approved drain pan with plumbed drain line to an approved termination point.
- Inspect tank for internal corrosion and replace unit if leakage or deterioration is confirmed.
- Ensure dielectric unions and secure expansion tank mounting are in place.

🧩 Additional Observation

- Typical service life for this type of unit is 8–12 years. Units showing rust or corrosion beyond 10 years old should be considered near end-of-life.
- The furnace and water heater share a tight space with minimal clearance. Verify both appliances maintain manufacturer-specified working and service clearances.
- Insulate first 6 feet of both hot and cold water lines to reduce standby heat loss.

🧰 Suggested Qualified Professionals *(near Mount Vernon, WA)*

🔧 Blythe Plumbing & Heating Inc. – *Click-Here* ⭐⭐⭐⭐⭐ Reviews
🔧 Barron Plumbing & Heating – *Click-Here* ⭐⭐⭐⭐⭐ Reviews
🔧 Gary's Plumbing and Heating – *Click-Here* ⭐⭐⭐⭐⭐ Reviews

💧 Annual Water Heater Maintenance Tips

1️⃣ Test the TPR Valve (Temperature & Pressure Relief Valve)

- Lift and release the lever once per year to ensure it opens freely and reseats properly.
- Replace immediately if it sticks, leaks, or fails to discharge water properly.

2️⃣ Flush the Tank to Remove Sediment

- Drain several gallons from the tank using the drain valve at the bottom.
- For heavy sediment buildup or cloudy water, perform a full flush annually to maintain heating efficiency and reduce corrosion.

3️⃣ Inspect the Anode Rod

- Check the sacrificial anode rod every 2–3 years (annually in areas with hard water).
- Replace when more than 50% of the rod is depleted to prevent tank corrosion.

4 Examine for Leaks or Corrosion

- Inspect the tank, fittings, and piping for rust, stains, or dampness.
- Corrosion or water around the base often signals an early tank failure.

5 Verify Electrical and Plumbing Connections

- Ensure wire connections are secure and properly capped (electric models).
- Check that all supply lines and shutoff valves are dry and free of drips.

6 Check Expansion Tank Pressure

- Verify the expansion tank's air charge matches home water pressure (typically 40–60 psi).
- Replace if the diaphragm fails or the tank feels waterlogged.

7 Confirm Proper Drain Pan and Discharge Lines

- Ensure the drain pan is clear of debris and the discharge line is unobstructed.
- TPR discharge must terminate within 6 inches of the floor per IRC P2804.6.1.

8 Set Thermostat to Safe Temperature

- Maintain water temperature around 120°F to reduce scald risk and energy consumption.
- Avoid higher settings unless medically necessary and protected by anti-scald devices.

9 Check Clearance and Airflow Around Unit

- Maintain manufacturer-specified clearance from walls, furnaces, or other appliances.
- Do not store combustible or flammable materials near the unit.

10 Schedule Professional Inspection Every 2–3 Years

- Have a licensed plumber or qualified inspector check internal components, wiring, and venting (for gas units).
- Regular professional evaluation can extend the heater's life and prevent costly leaks or failures.

www.HomeHealthInspections.com

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