



VILLA HOME INSPECTIONS

Water Heater Safety Checklist

Yes	No	Item Description
		LOCATION
		Is the water heater located inside a bedroom or sleeping area? Not allowed.
		A drain pan is located under the heater if located where a leak would cause damage (attic, 2nd floor)
		GARAGE
		Must be a minimum of 18 inches off the ground
		Is the heater protection from vehicle damage? Bollards are required.
		STRAPPING
		Is the heater strapped? Two straps required. 1/3 way up and 1/3 way down.
		Lower strap must be a minimum of 4 inches away from the controls
		GAS LINE
		Gas shut off valve must be accessible within 6 ft of the heater
		Flexible gas connector may not pass through walls, cabinets or appliance
		WATER SUPPLY
		Does the water supply line have a shut off valve at the cold water line?
		COMBUSTION AIR
		Combustion air openings in appliance closet (indoor) require 2 x 100 sq. inch openings. 1 in upper 12 inches, 1 in lower 12 inches of closet.
		TEMPERATURE PRESSURE RELIEF VALVE (TPRV)
		Is a TRPV installed?
		Discharge pipe from the TPRV must be the same size of the outlet of the valve. Cannot be reduced.
		The material of the discharge line can be CPVC, Copper, metal. No white PVC
		Discharge line may have no threads on the end of the pipe.
		The discharge line must terminate outside or other approved location with 6-24 inches of ground
		VENTING
		Does the heater have a draft hood?

Any Questions? Call Us at (626) 755-3683
www.inspectaproperty.com



VILLA HOME INSPECTIONS

Water Heater Safety Checklist

	Does the vent pipe slope upwards a minimum of 1/4 per foot?
	Does the vent pipe have clearance from combustible materials? Type A, single wall requires 6 inch separation. Type B, double wall requires 1 inch separation from combustible materials.
	Does the ventilation pipe terminate a minimum of one foot above the roof?
	Are the sections of pipe screwed together, not taped. Minimum of 3 screws.
NOTES:	