

Defective Summary (Continued)

Water Heater

7. The water heater should be serviced to correct the following conditions:

- The water heater gas line is not provided with an approved type sediment trap. The sediment trap shall be installed downstream of the shutoff valve and before the flex connector. The sediment trap shall consist of a T fitting and a minimum 3 inch nipple in length with a cap.
- This water heater is strapped by the most popular method with the adequate amount of seismic straps for the size of the water heater, however, the bottom strap is too low, therefore, it is not in compliance with the methods suggested by the Division of the State Architect. The bottom strap is required to be placed at the bottom 1/3 area, 4 inches above the control valves. In addition, the water heater should be properly braced to prevent movement in any direction. It is recommended that a competent licensed plumbing contractor be consulted for recommendations and corrective work.

Laundry Room/Area

- 8. Laundry Room/Area Washer Drain:** The building is not provided with a drain line for the washer drain hose. This is non-code complying and should be corrected for proper drainage. It is recommended that a competent licensed plumbing contractor be consulted for recommendations and corrective work.

Bathroom

- 9. Bathroom Drainage Piping:** There is evidence of present leakage at the drain pipe union below the master bathroom left sink. It is recommended that a competent plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



Attic

- 10. Attic Bathroom Fan Venting:** The hallway bathroom exhaust fan is not provided with an exhaust duct, therefore, improperly vents into the attic and may cause moisture damage to the insulation. It is recommended that a qualified licensed contractor be consulted for recommendations and corrective work.

Heating System

11. Heating System The heating unit should be serviced for the following condition:

- The heating unit would not respond to the thermostat command. It is recommended that a competent heating contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

Crawl Space

- 12. Crawl Space Ductwork:** The visible air distribution ductwork is wrapped with insulation for energy conservation. There is evidence of compromised (minor dent) air distribution ductwork below the dining area (Pic DW Arrow). This condition may restrict the conditioned air flow. In addition, the the ductwork is not properly suspended and is making ground contact (Pic DW Circle) below the dining area. It is recommended that a competent licensed heating and air contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



- 13. Crawl Space Crawl Space Area:** There is evidence of wood destroying pest infestation in the crawlspace at several locations. It is recommended that a competent pest control contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.