

Homeowners Tips Sheets

TPR Valves & Extension Tube Rules



**School of
Professional
Home Inspection**

This document is a
sample from the Home
Inspections
Fundamentals class

Learn more about
becoming a Licensed
Home Inspector at
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TPR Valves

Temperature and pressure- relief (TPR) valves **MUST** be installed on all water heaters.



In Burien in 2001 a water heater explosion seriously damaged a shopping complex injuring four people and rocketing a water heater about a block away.

The heater had only a small amount of water in it & pressure release valve was capped.

Some concrete chunks landed more than a block away."The whole front of the Mexican restaurant, the video store and the grocery store blew out"

TPR Valves

The standard for the industry is set to open at 210°F (99°C) and/or 150 psi.





Extension Tube Inspections

No direct connections to drains, must have an air gap.

Must be approved pipe materials and, correct size, not have valves or tee.

Fittings and be dedicated to that valve.

Must not have threaded ends

Should discharge to the floor, to an indirect waste receptor, or to the outdoors.



Extension Tube Inspections

Outdoors discharge must be protected from freezing.

Terminate more than 6 inches above the floor or waste receptor.

Pipe should be installed so as to flow by gravity, without a trap that is readily observable: **visible** and **conspicuous**.

Water Heaters

This TPR valve has a tee fitting



www.gaudethomeinspections.com

TPR Valve Extension Tube

What is Wrong??



Extension tubes
must slope downhill



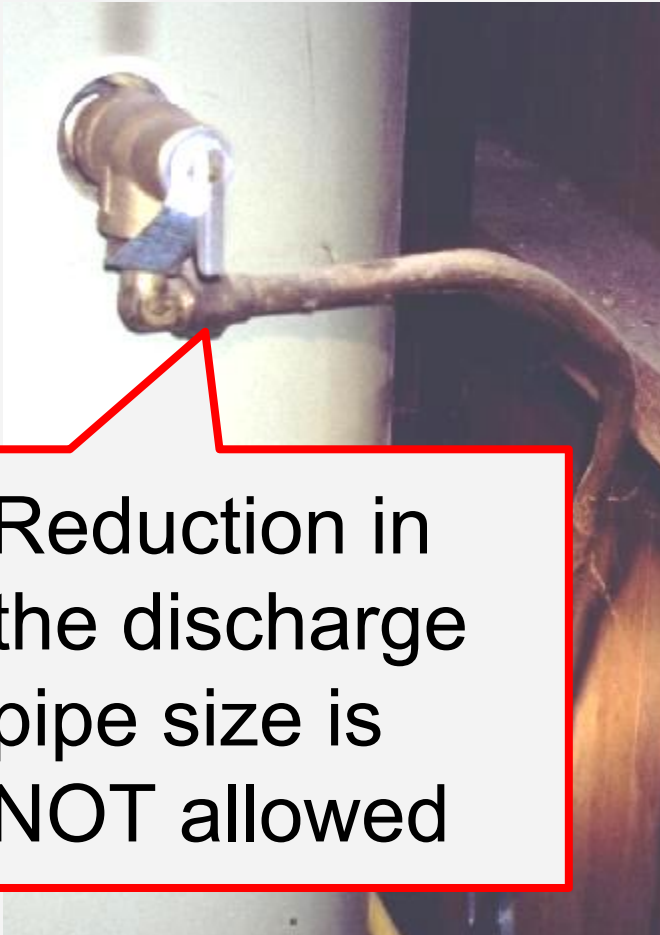
1 flex line is allowed,
never 2 connected
together, wrong slope

TPR Valve Extension Tube

What is Wrong??

Capped valve, you never know what you will find!

Reduction in
the discharge
pipe size is
NOT allowed



Thank You

Learning today
Leading tomorrow



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