

Page 7 PLUMBING

Report # : 111

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) Recommended evaluation to determine presence of Asbestos
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * Signifies items that warrant attention/repair

MAIN LINE N/A **Main pipe is** Copper **Size:** 3/4" **Pressure:** OK

Pressure is above 80 psi - recommend:

Appears serviceable Damage* Deterioration* Defects* Copper pipe not protected from concrete*

Main valve location: in Basement Not located* Operational Not operational (2) Not tested*

Handle is Excessive corrosion on valve (2) Leaks at main valve (2)

Water softener installed - (water condition/quality is not tested*) Leaks at water conditioner (2)

Comments:

SUPPLY LINES N/A **Supply lines are** Copper Lines not fully visible*

Appear serviceable Damage* Deterioration* Defects* **Insulated:** N/A Yes No

Supply pipes show Leaking noted at:

Water flow appears serviceable Noise in pipes (2)

Pipes lack support at: Cross connection(s) present at:

Copper and galvanized pipe contact visible (2) System appears to be near or at end of its useful life (2)

Comments:

Notice: Underground pipes or pipes inside wall cannot be judged for sizing, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations.*

WASTE LINES N/A **Waste lines are** PVC Lines not fully visible*

Appear serviceable Damage* Deterioration* Defects* Leaking noted at:

Waste pipes show Pipes lack proper support at:

Insufficient fall for adequate drainage (2) Open waste line (2) Trap

Plumbing vents are Unable to fully view vent pipes*

Comments:

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

FUEL SYSTEM N/A **Fuel type is** Natural Gas **Location:** Side Yard

Fuel system is not on for inspection - suggest utilities company light and test all fuel appliances*

Appears serviceable Damage (2) Deterioration (2) Defects (2) Lines not fully visible*

Pipes not Pipe is corroded (2) Pipe is under strain (2)

Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)

No shutoff valve at: Improper union at: Pipes lack proper support (2)

Comments:

WATER HEATERS N/A **Location** A Basement **Type** Gas **Capacity** 50 Gallons

Location B **Type** **Capacity**

Water heater appears serviceable Controls appear functional Damage* Deterioration* Defect*

Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks (2)

Water shutoff valve installed (no test) Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)

Temperature Pressure Relief Valve installed (no test) Combustion air

Vent flue piping Vent flue piping

Seismic straps Thermal blanket

Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*

Enclosure Enclosure

Comments: The water heater has rusted or had excessive rust flakes in the burner chamber at the time of the inspection.