

Plumbing

Galvanized piping has a 20 to 40 year life. Some plastic piping may experience premature failure. Valves are not operated during this inspection. This inspection is limited to and pertains to readily visible items only. Systems or parts of systems located within the walls are not evaluated. Functional flow---A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously. Functional drainage---A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Main Piping () See Remarks () N/A PICTURE #21

- COPPER () GALVANIZED [M] () PLASTIC [M] MAIN SHUT OFF DAMAGED [A]
- SIZE: 3/4 INCH PRESSURE: 70 PSI MAIN VALVE AT: SOUTH EXTERIOR
- () Appears Functional Adverse Conditions [F] () Leaking [A] () Piping galvanized/corroded-Budget to replace [M]
- Main shut off valve not found/leaking/stuck [A] DAMAGED () Main shut off valve appears to be free spinning
- () Water softener installed-Not part of this inspection [F] () Water softener service/repair suggested [A]
- () Water softener appear abandoned [F] () High pressure (above 80 PSI) noted-suggest installing a regulator [A]

Distribution Piping See Remarks 1 () N/A PICTURE #26

- COPPER () GALVANIZED [M] PLASTIC [M] ()
- () Appears Functional Adverse Conditions [F] () Noisy Piping [F] () Moderate/major corrosion [F] () Leaking [A]
- () Past leakage [C] () Moderate/major loss of flow using multiple fixtures [F] () Budget for system replacement [M]
- () Hose bib leaks at _____ [A] () Hose bib anti siphon leaks at _____ [A]
- Hose bib(s) needs anti siphon fitting [S] () Hose bib leaks at packing nut [A] () Valve handle(s) broken/missing [A]
- () Support straps missing [A] () Insulation needed [A] () Suggest replacing remaining galvanized piping [F]
- () Copper/galvanized connection at _____ [M] Cross connection noted [S]

Waste/Vent Piping () See Remarks () N/A

- () COPPER GALVANIZED/CAST IRON () PLASTIC () PICTURE #32 PICTURE #33
- () Appears Functional Adverse Conditions [F] () Leaking [A] () Improperly configured at _____ [A]
- Vent terminates improperly at: ATTIC [A] () Vent missing at: _____ [A]
- () Damaged/missing clean out covers [A] () Waste line not connected to sewer system at _____ [A]
- () Support straps missing [A] () Trap(s) missing/improper [A] () Interior sump(s) defective [A]

Water Heater () See Remarks () N/A PICTURE #25 Have temperature settings adjusted for safety prior to occupancy.

- ELECTRIC SIZE: 1 AT 30 GALLONS () SIZE: _____ AT _____ GALLONS () SIZE: _____ AT _____ GALLONS
- () GAS () SIZE: _____ AT _____ GALLONS () SIZE: _____ AT _____ GALLONS () SIZE: _____ AT _____ GALLONS
- LOCATION: LAUNDRY ROOM
- () Operational Adverse Conditions [F] () Inactive-Not operated [F] () Leaking [A]
- () Corrosion on piping/valves [M] () Corrosion at base of unit [M] () Evidence of past piping/tank leakage [M]
- () Vent flue damaged/Separated [A] () Vent flue improper [F] () Vent flue back drafts [A] () Vent flue is not secure [A]
- () Vent not clear from combustibles [S] () Vent cap missing/improper [A] () No catch pan under interior unit [M]
- () Sulfur smell noted [M] () Unit noisy [F] () Unit may be undersized [F] () Control knob missing [A]
- Gas unit in garage is not on an 18" platform [A] () Burner area filled with debris [A] () Missing flame shield [S]
- () Inadequate combustion air [F] () Circulation pump noted -Not a part of this inspection [F] () Unit access restricted [F]
- () System temperature excessive (above 130 degrees F) [S] () Seismic straps needed [A] () Solar tank used as primary [F]
- () Solar systems are not a part of this inspection [F] () TPR safety valve on piping only [F] () TPR safety valve leaks [A]
- () TPR safety valve has an unsafe termination [S] TPR safety valve piping is missing/improper type/improper size [A]
- () TPR safety valve piping flows upward/ is threaded/ is capped/ is short [A] () Units older-Budget to replace [M]

Fuel System () See Remarks N/A Consult fuel supplier for a complete system/appliance safety check prior to closing escrow.

- () METER /SHUTOFF AT: _____ () TANKS/SHUTOFF AT: _____
- () Appears Functional () Adverse Conditions [F] () Piping leaks detected [A] () Improper piping at _____ [A]
- () System shut off-Consult supplier to test system and appliances [F] () Support straps missing [A] () Piping corroded [A]
- () Gas odor noted at _____ [F] () Missing valve/cap at _____ [A]
- () Unions used [A] () Copper piping used for natural gas [A] () Underground piping not wrapped [M]

Lawn Sprinklers () See Remarks () N/A Consult seller to demonstrate entire sprinkler system.

- () Appears Functional Adverse Conditions [F] Inoperative [A] () Piping leaking [A] () Valves leaking [A]
- Heads need attention [A] () Poor spray coverage [A] () Stressed/dying vegetation noted [F] () Exposed piping [M]
- Timer damaged/loose [A] () Anti-siphon valve missing/leaking [A] () Anti-siphon valve not installed at proper height [A]
- () Amateur installation [M] () Suggest complete evaluation [F] () Submerged/wet valve box noted [F]
- () Adjust spray away from structure/sidewalks/fences [A] () Sprinklers not operated-Consult seller [F]

Remarks EVIDENCE OF WATER BEING RE-ROUTED THROUGH ATTIC ECF

Key to Symbols: [A] Attention Required [C] Consult Seller [E] Engineering Consult [P] Pest control consult [F] Further review suggested [M] Monitor or repair [S] Safety issue