



PLUMBING SYSTEM

SCOPE: All visible portions of the supply and waste plumbing systems were inspected. All plumbing fixtures were operated using normal controls, unless noted otherwise. Any plumbing pipes or other components not readily accessible and visible are not inspected. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Water quality or hazardous materials (lead) testing is outside the scope of this inspection. The identification, inspection, and testing of modern backflow prevention devices on the supply, waste, and sprinkler systems is beyond the scope of this evaluation.

PLUMBING SYSTEM

GENERAL CONDITION: Good.
FUEL TYPE: Natural Gas.
WATER SUPPLY: Public water.
SHUT-OFF LOCATION: The water main comes into the home in the garage area.
WATER MAIN TYPE & SIZE: The portion viewed was Plastic. The exposed main line was 1" diameter pipe.
WATER PRESSURE: The water pressure was tested at the front hose bib only. Testing of water pressure at each fixture is beyond the scope of this inspection.
WATER PIPE TYPE: Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.
SUPPLY PIPE LEAKS: I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.
WASTE PIPE TYPE: Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.
DRAIN FLOW: Acceptable. Only the sink, tub/shower and toilet drains were observed for flow.
CLEAN-OUT PLUG ACCESS: Yes, in the kitchen under sink and in the laundry room.
WASTE TREATMENT: Sewer. Ask the owners about any sewer maintenance history.
WASTE PIPE LEAKS: **Evidence of waste pipe leaks in Crawl Space under Master bath shower = Have repaired by licensed plumbing contractor.**



HOSE BIBS: Condition appears Good.
SPRINKLERS: Please refer to comments under Grounds & Exterior, Landscaping.

HOT WATER HEATER

LOCATION: Service area.
TYPE: Natural Gas.
SIZE: 40 Gallons.
ESTIMATED LIFESPAN: According to industry experts, the average life of a hot water heater in the U.S. is 8 to 12 years.
SAFETY RELEASE VALVE: Yes = Did Not Test = The unit is installed as designed.
COMBUSTIBLE CLEARANCE: Adequate.
GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.
VENTING: The combustion and exhaust venting appear to be Good.
TANK DRAIN VALVE: The lower tank drain valve is currently not dripping.
RAISED PLATFORM: Yes.