

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

SERVICE PIPING

Type:

Copper.

Conditions:

The overall condition is acceptable, performing its function as intended.

Main Water Shut-Off Location:

Basement, Utility Room.

SUPPLY PIPING

Type:

Copper.

Conditions:

The overall condition is acceptable, performing its function as intended.

Water (Functional) Flow:

The overall condition is acceptable, performing its function as intended.

WASTE PIPING

Type:

Copper.

Conditions:

REPAIR or REPLACE - There are indicators of a water leak. This inspection cannot determine how severe, if corrected, or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing, and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

OUTDOOR SPIGOTS

Conditions:

INFORMATION / MAINTENANCE - One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes. Recommend installing backflow prevention devices on all exterior hose bibbs where missing. They are available at most home improvement stores and are easily installed.