

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Water Service

Water Source	Municipal Supply.
Main Valve Location	Right side of structure.
Main Water Valve	Main valve is functional in satisfactory condition.
Water Pressure	Water pressure measured between 40 to 80 pounds per square inch which is considered within normal/acceptable range.

Plumbing Systems

Supply Line Type	CPVC Pipe.
Plumbing Supply Lines	Plumbing supply lines appear to be functional in satisfactory condition consistent with type and age of material.
Waste Line Type	PVC Pipe.
Plumbing Waste Lines	Plumbing waste lines appear to be functional in satisfactory condition consistent with type and age of material.
Hose Faucets	Hose faucets are functional in satisfactory condition.

Water Heater

Location & Type	Exterior, 2009 model Tankless Electric Water Heater.
Water Heater	Water heater was functional in satisfactory condition at time of inspection.

Fuel Service

Fuel Source	Natural Gas Meter.
Fuel System	Fuel system was functional in satisfactory condition.