

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (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 \* This item warrants attention/repair or monitoring

**23 Main Line**  N/A **Main pipe is PVC** **Size: 1"** **Pressure: 60 PSI**  AM  PM  
 Pressure is above 80 psi - recommend:  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Main valve location: Front of house  Not located\*  Operational  Not operational (2)  Not inspected\*  
 Handle is  Excessive corrosion on valve (2)  Copper pipe not protected from concrete\*  
 Water softener installed (water condition/quality is not tested\*)  Leaks at main valve (2)  Leaks at water conditioner (2)  
Comments: The main line appeared to be in serviceable condition at the time of the inspection. The water meter was stable at the start of the inspection.

**24 Supply Lines**  N/A **Supply lines are CPVC**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Supply pipes show  Leaking noted at:  
 Water flow appears  Noise in pipes (2)  
 Pipes lack support at:  Cross connection(s) present at:  Evidence of  
 Copper and galvanized pipe contact visible (2) Insulated:  N/A  Yes  No  
Comments: The supply lines appeared to be in serviceable condition at the time of inspection.

Notice: Underground pipes or pipes inside walls cannot be judged for size, 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.

**25 Waste Lines**  N/A **Waste lines are PVC**  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Waste pipes show  Pipes lack proper support at:  
 Plumbing  All vents/traps not fully visible\*  Leaking noted at:  
 Insufficient fall for adequate drainage (2)  Open waste line (2)  Trap clean out at front of house  
Comments: Waste lines appeared to be in serviceable condition the time of inspection.

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.\*

**26 Fuel System**  N/A **Shut Valve Location:** **Fuel type is**  
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances\*  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  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: Gas fireplace takes a disposable tank, none connected at the time of the inspection.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.\*

**27 Water Heaters**  N/A **Location A Garage** **Type Electric** **Capacity 65 Gallons**  
**Location B** **Type** **Capacity**  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Rust flakes in burner chamber\*  Burner flame appears improper (2)  Heater leaks  
 Water shutoff valve installed (no test)  Corrosion on pipes\*  Heater in garage is not on 18" raised platform\* (5)  
 **Temperature Pressure Relief Valve**  Combustion air  
 Insufficient clearance to combustible material (2)  Pilot / system off -- could not inspect\*  
 Vent flue piping  Vent flue piping  
 Seismic straps appear serviceable  Seismic straps  Thermal blanket  
 Unit needs a catch pan with an exterior routed drain line\*  Recommend protecting heater from physical damage\*  
 Enclosure  Firewall

Comments: Water heater appeared to be serviceable condition at the time of inspection. The average life expectancy of an electric water heater is 7-12 years. MFD-2003, Bottom element set at 125 degrees with a load amp. draw 17.7 indicating the bottom element was operational.