

Plumbing • Water Tank • Gas • Laundry

Inspector will only comment on visual conditions. You must read all sections of this report. Questions? Ask inspector.

KEY: O=Operable P=Poor FRME=Future Repair & Maint Expt O-W/T=Older Wear & Tear N/A=Not Applicable APOD=Ask Present Owner Details SOS=See Other Section

Public Water Well Water Public Sanitary Septic Unknown Was Informed Water off & visual inspection only
 Need plumber to evaluate & make repairs Need plumber to certify

Pipes and plumbing may leak. Inspector will only turn on water and turn off water at accessible locations and will not flood reservoir or tubs to see if flow or leakage conditions occur. Inspector will not touch shut-offs, supply shut offs, or main shut off due the potential of a leak or drip.

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	Pipe _____ Water Meter _____ Valve _____ Shut-off _____ Pipe _____ Control _____ Valve _____ Leg _____	Water Heater: O P FRME O-W/T N/A APOD Seismic Strap Est. Age _____ Gas _____ Elect _____ Oil Capacity: _____ Thermal Blanket Older on borrowed time Rusting Corrosion Missing/wrong size overflow Flue is: Loose Not sealed at chimney Improper slope Flammable tape used Water Temp: _____ Ok Low High Vacation Pilot off Dangerous Comment: _____
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You should consider getting an additional water meter if sprinkler system is installed. By doing this your water bill may be lowered. Dip tubes are not inspected during home inspections. Water heaters between 1992-1999 have the potential of having defective dip tubes which will cause problems.

Water Pipes: O P FRME O-W/T N/A APOD Appears to be approx. _____ % copper in visible locations
 Percent visible: _____ And only partially inspected Percent galvanized in visible locations: _____ plastic pipes need additional research
 Incoming is/may be lead/galvanized Some corrosion rusting Heavy corrosion or rusting pipes have leaks Shut-off drip
 Not secure Unknown insulation Some sloppy installation Shut-off missing handle(s) Sprinkler needs backflow preventor
 Joint leaks Could insulate pipes in crawl Galv pipes may be in walls Secure loose pipes No second meter for sprinkler sys
 Comment: _____

Waste/Drains: O P FRME O-W/T N/A APOD Type: Galv. Plastic Cast Lead Mixed Unknown
 Some corrosion or rusting Drain cover missing Leaks Not secure Some sloppy installation or repairs
 Due to old age, it's possible some FRME can be expected Appears to be flat or improper pitch
 Comment: _____

Sump Pump: O P FRME O-W/T N/A APOD
 Working Not working OFF No water in pit to test Recommend battery back-up pump Missing cover Loose cover
 Recommend a backflow preventor Not accessible Cannot tell if pump works Could not test
Inspector cannot determine age of sump-pumps. Inspector will not determine if sanitary and storm water get mixed underground. A special inspection is required such as dye testing to determine if mixing storm of and sanitary has occurred.
 Comment: _____

Vent Pipes: O P FRME O-W/T N/A APOD Mostly concealed
Clean Outs: O P FRME O-W/T N/A APOD You must APOD if electric eel or snaking has occurred in the past
 You must APOD if past sewer back-up or flooding existed due to exterior conditions

Galvanized plumbing and older sanitary lines have a high chance of future repairs If possible water pressure is generally tested in basement or exterior with a gauge. Poor pressure may exist at other locations and other floors We only test 30-60 % of gas lines for leaks. More gas leaks may exist
No leaks were seen today during the home inspection Need a plumber to fix leaks or drips
 Comment: _____

Water Pressure: _____ PSI **Visual OK** **Pressure reducer:** _____ **Expansion tank:** _____ **Water hammer:** _____
 NORMAL PRESSURE IS 50-70 PSI. NORMAL FLOW RATE IS 4-6 GAL/MINUTE.
 Water pressure can change during different times and can change over time due to many reasons. See bathrooms page for pressure on floor levels.
 Comment: _____

Gas Pipes: FRME **Number of gas leaks:** _____ **at** _____ **Leaks:** Small Medium Large
 Smell gas and can't find leak Galvanized gas lines exist Only tested gas lines at water heater & furnace
 Should not use copper gas lines due to being hazardous We recommend a gas pressure test to make sure no actual leaks exist
 Comment: _____

Laundry Sink & Cabinet: O P FRME O-W/T N/A APOD Loose Cracked Rusting Leaks Water off
 Fixture drips/leaks Damaged Dryer vent poor or missing Fasten better to wall Old heavy concrete tub
 Heavy concrete tubs tend to get rusted legs and become dangerous due to heavy load impact if tipped over
 Comment: _____

Water Storage Tank: O P FRME O-W/T N/A APOD Pump old & noisy Rusting Leaking
 Comment: _____

Partial Basement Bathroom: O P FRME O-W/T N/A APOD Sloppy Shower drainage & venting unknown
 S-trap not recommended Slow drain Non-functional Elect wires above shower Poor pressure
 Comment: _____